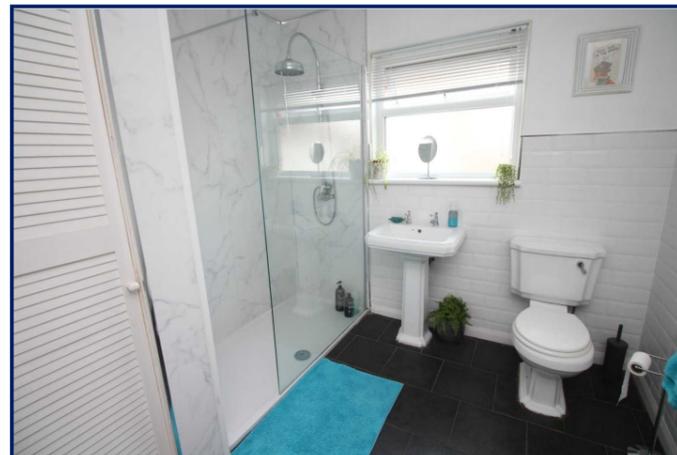




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



33 Fairview Park, Carrickfergus,
BT38 7JG

Offers in the region of:
£265,000

 **Reeds Rains**

reedsrains.co.uk

33 Fairview Park, Carrickfergus

Description

Attractive red brick detached chalet bungalow in a most desirable and sought after location. Situated within walking distance to many amenities including local train station, shopping facilities and primary schools. The well planned interior comprises spacious lounge/diner, excellent fitted kitchen including range of electrical appliances, three ground floor bedrooms and contemporary shower room. On the first floor there is a fourth bedroom and additional office/study with wc and sink unit an ideal area for those who work from home. Modern day comforts include a gas fired central heating system, double glazed windows, private rear garden and attached matching garage. All in all this home will not disappoint and it is without hesitation that we recommend an early viewing appointment.

Entrance Hall

Understair storage. Laminate wooden floor. Open tred staircase to first floor.

Lounge/Dining Area

24'5" x 13'10" (7.44m x 4.22m)
Carved wood surround fireplace with tiled inset and hearth incorporating an open fire. Laminate wooden floor.

Kitchen

11'5" x 10'5" (3.48m x 3.18m)
Excellent range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Built in hob and eye level double oven. Spotlights. Extractor fan. Integrated fridge/freezer, washing machine and dishwasher. Spotlights. Part tiled walls. Laminate wooden floor. PVC double glazed back door.

Bedroom 1

14'2" x 11' (4.32m x 3.35m)

Bedroom 2

12' x 9'11" (3.66m x 3.02m)

Bedroom 3

10'10" x 10'7" (3.3m x 3.23m)
Laminate wooden floor.

Shower Room

Contemporary white suite comprising PVC panelled walk in shower area with rain head shower, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor.

First Floor Landing

Bedroom 4

13'9" x 9'7" (4.2m x 2.92m)

Office / Study

10'10" x 8'8" (3.3m x 2.64m)
Sink unit and low flush wc.

Attached Garage

Front Garden

Front garden laid in lawn with a variety of plants and shrubs bordered with hedging.

Enclosed Rear Garden

Private rear garden laid in lawn with a variety of plants and shrubs. Paved patio area and decking.

Driveway Parking

Large driveway for several cars and camper van.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

