

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



80 Sunnylands Avenue,
Carrickfergus, BT38 8JG

**Offers in the region of:
£134,950**

reedsrains.co.uk

80 Sunnylands Avenue, Carrickfergus

Description

Exceptionally well presented and spacious mid terrace offering ideal accommodation for both the first time buyer and young family. Situated just a short stroll to local primary schools and shopping facilities the internal layout offers lounge, excellent fitted kitchen, four bedrooms and a superb white bathroom suite with separate wc. The property boasts a gas fired central heating system and double glazed windows. Externally there is a large well enclosed rear garden. We would anticipate a high level of interest and strongly advise an early viewing appointment.

Entrance Hall

Laminate wooden floor.

Lounge/Dining Area

21' x 10'9" (6.4m x 3.28m)
Feature media wall with wall mounted remove control electric fire. Laminate wooden floor.

Kitchen

14'2" x 10'8" (4.32m x 3.25m)
Modern range of fitted high and low level units. One and half bowl stainless steel sink unit with mixer tap. Extractor fan. Integrated fridge/freezer. Understair storage. Tiled floor. Spotlights.

Study / Rear Hall

Built in storage cupboard. PVC double glazed door to rear garden. Tiled floor. Part wood panelling.

First Floor Landing

Bedroom 1

11'9" x 11'5" (3.58m x 3.48m)
Built in robe. Laminate wooden floor. Part wood panelled walls.

Bedroom 2

11'5" x 10'2" (3.48m x 3.1m)
Laminate wooden floor.

Bedroom 3

9' x 9' (2.74m x 2.74m)
Built in robe. Laminate wooden floor.

Bedroom 4

9'3" x 8'1" (2.82m x 2.46m)
Laminate wooden floor.

Bathroom

Superb white suite comprising panelled bath with wall mounted rain head shower and shower attachment. Vanity unit. PVC panelled wall and ceiling. Heated towel rail. Spotlights.

Separate WC

WC and wash hand basin. PVC wall panelling.

Front Garden

Laid in lawn.

Large Rear Garden

Well enclosed garden laid in lawn with paved patio area.

Customer Deu Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

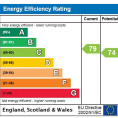
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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.

