



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		51 E
21-38	F		
1-20	G		



15 Fairview Park, Carrickfergus,
BT38 7JG

**Offers in the region of:
£185,000**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

15 Fairview Park, Carrickfergus

Description

Attractive detached bungalow situated in a highly sought after and convenient location priced to allow for modernisation. Situated just a short walk to local shopping facilities, train station and health centre this bungalow is ideal for those wishing to downsize. The internal layout offers spacious lounge/dining area, kitchen, three bedrooms and a four piece bathroom suite. Modern day comforts include an oil fired central heating system and double glazed windows. Externally there is a private rear garden and attached matching garage.

Entrance Hall

Lounge/Dining Area

23'4" x 13'5" (7.1m x 4.1m)
Brick fire surround with tiled inset and hearth incorporating an open fire.

Kitchen

11'4" x 10'8" (3.45m x 3.25m)
Range of fitted high and low level units. Double drainer sink unit with mixer tap. Part tiled walls. Built in larder.

Bedroom 1

14'3" x 10'11" (4.34m x 3.33m)

Bedroom 2

10'10" x 10'9" (3.3m x 3.28m)

Bedroom 3

12' x 10'3" (3.66m x 3.12m)

Bathroom

Superb four piece white suite comprising tiled bath, separate shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Tiled walls and floor. Spotlights.

Attached Garage

20'1" x 9'3" (6.12m x 2.82m)
Metal up and over door. Light and power. Oil fired central heating boiler.

Front Garden

Laid in lawn with a variety of plants and shrubs and bordered with hedging.

Enclosed Rear Garden

Private rear garden laid in lawn with an abundance of mature plants.

Driveway Parking

CUSTOMER DUE 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 Carrmoney 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 Favscó 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.

