



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	70
(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	



Loughview Village, Carrickfergus,
County Antrim

**Offers in the region of:
£300,000**

To be advised

 **Reeds Rains**

reedsrains.co.uk

36 Loughview Village, Carrickfergus, County Antrim

Offers in the region of: £300,000

Shower cubicle with rain head shower and shower attachment, sink unit and wc. Tiled floor.

EPC

Mortgage Advice
Available in branch.

House To Sell?

Call our office to arrange to a free no obligation sales appraisal.

Sitting Or Games Area

3.3 x 2.58
Exceptional sea views over Belfast Lough and towards the Co. Down coastline. Spotlights.

Bedroom 5

3.46 x 2.87
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, 425 Lisburn Road, Belfast, Co Antrim, N Ireland BT9 7EY, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Cammoney 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 Favscro NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

Shower Room

All Measurements
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and

For full EPC please contact the branch.

Substantial red brick detached family home with sea views from many of the principle rooms. Offering a wealth of living accommodation the well planned interior comprises two separate reception rooms with sun lounge affording sea views, excellent fitted kitchen/diner, utility room, five bedrooms - master bedroom with en-suite shower room and ground floor shower room and first floor family bathroom. Modern necessities include a gas fired central heating system, double glazed windows and...

sun lounge affording sea views, excellent fitted kitchen/diner, utility room, five bedrooms - master bedroom with en-suite shower room and ground floor shower room and first floor family bathroom. Modern necessities include a gas fired central heating system, double

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Family Room

3.57 x 3.32

Excellent sea views. Superb range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Five ring free standing cooker with double oven. Display cabinet. Tiled floor. Spotlights. PVC double glazed French doors to rear garden.

Kitchen/Dining Area

6.25 x 2.95

Range if fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.

Utility Room

Plumbed for washing machine.

Walk In Storage Area

Tiled floor.

First Floor Landing

Master Bedroom

5.04 x 3.27

White suite comprising shower cubicle with rain head shower and shower attachment, twin sink units with storage and wc. Tiled floor.

Bedroom 3

3.48 x 3.47

Mock balcony with PVC double glazed French doors.

Bedroom 4

3.5 x 3.5

White family bathroom suite comprising tiled bath, twin sink unit with storage below and wc. Tiled floor.

Bathroom

Lounge

4.27 x 3.79

Feature fireplace with gas fire inset (not tested). Square arch to:

Sun Lounge

3.31 x 2.57

Exceptional sea views over Belfast Lough and towards the Co. Down Coastline. Spotlights.

Entrance Porch

Tiled floor.

Entrance Hall

Tiled floor.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Integral Garage