



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	<b>64</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



57 Trailcock Road, Carrickfergus

Offers in the region of:  
**£395,000**

 **Reeds Rains**

reedsrains.co.uk

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### Description

Substantial detached family home situated on approximately one acre with exceptional views towards Belfast Lough and the Co. Down coastline. Offering a wealth of well proportioned accommodation, perfect for the modern growing family's needs. Internally the property boasts impressive reception hall, three formal reception rooms, fitted kitchen with casual dining / snug area, six bedrooms - master bedroom with en-suite shower room and a five piece family bathroom suite. Enhanced further with an oil fired central heating system, double glazed windows and Beam Vacuum system. There are many additional features including feature stained glass window, sweeping staircase and high ceilings. Externally the property is situated on a mature site with extensive parking facilities and large detached double garage / workshop. A private viewing can be arranged through Reeds Rains on 02893 351727.

### Entrance Porch

### Entrance Hall

Wood strip floor. Feature sweeping staircase.

### Lounge

15'4" x 13'9" (4.67m x 4.2m)

Carved wood surround fireplace with tiled inset and hearth incorporating an open fire. Laminate wooden floor. Double doors to:

### Dining Room

13' x 11'8" (3.96m x 3.56m)

Wood strip floor.

### Family Room

14' x 11'6" (4.27m x 3.5m)

Carved wood surround fireplace with tiled inset and hearth. Views towards Belfast Lough.

### L Shaped Kitchen/Dining & Sun Area

25' x 13'2" (7.62m x 4.01m)

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and eye level oven. Range cooker. Part tiled walls and tiled floor. Double glazed sliding patio door to rear garden.

### Rear Hall

### Utility Room

Range of fitted units. Single drainer stainless steel sink unit with mixer tap. Part tiled walls and tiled floor.

### Cloakroom/WC

WC and sink unit.

### First Floor Gallery Landing

Storage cupboard. Exceptional views towards Belfast Lough and the Co. Down coastline.

### Master Bedroom

13'8" x 11'9" (4.17m x 3.58m)

Fitted robes. Superb views.

### En-Suite Shower Room

Shower cubicle with wall mounted shower, pedestal wash hand basin and low flush wc. Tiled walls and floor.

### Bedroom 2

15'8" x 10'8" (4.78m x 3.25m)

Shower cubicle with wall mounted electric shower.

### Bedroom 3

12'7" x 11'8" (3.84m x 3.56m)

### Bedroom 4

14'2" x 12'3" (4.32m x 3.73m)

Range of fitted robes with overhead storage.

Excellent views.

### Bathroom

12'7" x 7'5" (3.84m x 2.26m)

Five piece white suite comprising wood panelled bath, separate shower cubicle, pedestal wash hand basin, low flush wc and bidet. Tiled walls and floor.

### Second Floor

### Walk in study area with light

### Bedroom 5

14'1" x 11'7" (4.3m x 3.53m)

Eaves storage.

### Bedroom 6

14'2" x 13'9" (4.32m x 4.2m)

### Extensive Site Of Approximately One Acre

Bordered with mature trees laid in lawn.

Sweeping driveway.

### Detached Double Garage/Workshop

22'4" x 19'7" (6.8m x 5.97m)

Dual remote control up and over doors. Light and power. Beam vacuum system. Storage above.

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 Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements  
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.

