



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



29 Gorman Close, Greenisland, Carrickfergus, BT38 8GA

Offers In The Region: £285,000

Reeds Rains

reedsrains.co.uk

29 Gorman Close, Greenisland

Description

A most attractive detached bungalow situated in a sought after location close to local train station, Greenisland golf club and local primary school. Suited to both the young family or those wishing to downsize the well planned interior offers flexible living accommodation comprising of lounge, spacious dining room through to sun lounge, fitted kitchen / utility room, three well proportioned bedrooms - master bedroom with en-suite and a Jack & Jill bathroom suite. Benefiting from a gas fired central heating system, double glazed windows, alarm system and integral garage. Externally the bungalow is situated on a beautiful site with large enclosed rear garden and excellent parking facilities. Rarely do bungalows in this prime location come onto the open market, we therefore recommend an early viewing appointment.

Entrance Hall

PVC double glazed front door. Alarm system. Built in cloaks cupboard and storage cupboard. Double doors to dining room.

Lounge

17'8" x 11'8" (5.38m x 3.56m)
Feature carved wood surround fireplace with gas fire inset.

Dining Room

11'8" x 9'7" (3.56m x 2.92m)

Square arch through to:

Sun Lounge

12'4" x 11'4" (3.76m x 3.45m)
PVC double glazed windows and French doors to rear garden. Tiled floor. Pine strip ceiling with spotlights.

Kitchen

13'1" x 10'8" (4m x 3.25m)
Excellent range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Integrated fridge/freezer. Canopy with extractor fan. Part tiled walls and tiled floor.

Utility Room

Range of fitted units. Single drainer stainless steel sink unit with mixer tap. Tiled floor. PVC double glazed back door.

Master Bedroom

15'5" x 12' (4.7m x 3.66m)
Range of fitted furniture including robes, bedside cabinet, drawers and matching dresser.

En-Suite Shower Room

White suite comprising shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Tiled walls.

Bedroom 2

13'2" x 11'9" (4.01m x 3.58m)
Range of fitted robes with matching dresser. Access to main bathroom.

Bedroom 3

8'9" x 8'9" (2.67m x 2.67m)

Bathroom

Superb white suite comprising corner bath, vanity unit and low flush wc. Tiled walls. Access to bedroom 2.

Integral Garage

18'1" x 11' (5.5m x 3.35m)

Metal up and over door. Light and power. Gas boiler.

Front Garden

Laid in small stones with a range mature plants and shrubs.

Large Enclosed Rear Garden

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

Excellent Driveway Parking

Parking for several cars, camper van and boat.

For full EPC please contact the branch.

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 Favscos 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.