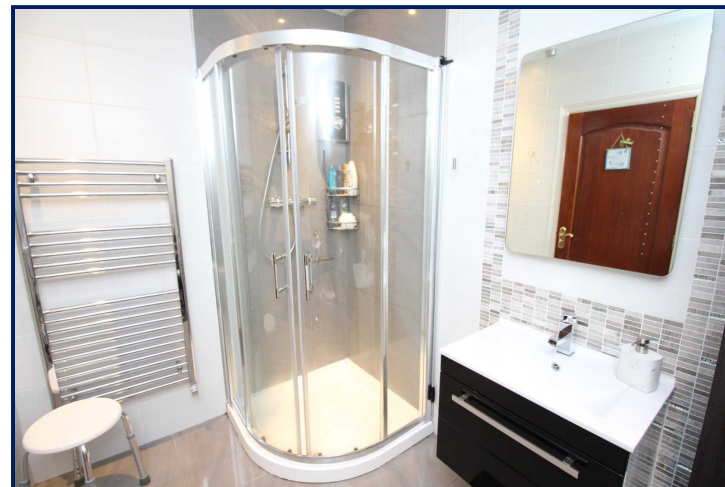


| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 71                      | 71        |
| (55-68)                                     | <b>D</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 |           |



100 Larne Road, Carrickfergus,  
BT38 7NA

**Offers in the region of:  
£269,950**

 **Reeds Rains**

reedsrains.co.uk



## 100 Larne Road, Carrickfergus

### Description

A most deceptively spacious detached chalet bungalow offering a wealth of planned accommodation that must be viewed to be appreciated. The internal layout can be adapted to suit family living presently used as three separate reception rooms including sun room, excellent fitted kitchen/diner, two ground floor bedrooms, ground floor shower room, first floor lounge and master bedroom with en-suite. The property boasts a gas fired central heating system, double glazed windows, integral garage and extensive enclosed rear garden. Externally there are excellent parking facilities for several vehicles, camper van or boat. Situated close to the local bus route and shopping facilities an early internal viewing comes highly recommended.

### Entrance Hall

Tiled floor. Cloaks cupboard.

### Lounge

14'3" x 12'5" (4.34m x 3.78m)  
Electric fire.

### Kitchen/Dining Area

22'4" x 10'7" (6.8m x 3.23m)  
Excellent range of fitted high and low level units. One and a half bowl sink unit with mixer tap. Built in hob and eye level oven. Extractor fan. Integrated dishwasher. Spotlights. Storage cupboard.

### Sun Room

23'5" x 9'7" (7.14m x 2.92m)  
Tiled floor. Door to rear garden.

### Utility Room

12'9" x 4'4" (3.89m x 1.32m)  
Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Access integral garage.

### Dining Room

14'3" x 12' (4.34m x 3.66m)

### Bedroom 1

12' x 11'9" (3.66m x 3.58m)  
Fitted robes with mirrored sliding doors.

### Bedroom 2

11'8" x 8'1" (3.56m x 2.46m)  
Fitted robes with mirrored sliding doors.

### Shower Room

White suite comprising tiled shower cubicle with wall mounted thermostatically controlled shower, vanity unit and low flush wc. Tiled walls and floor. Spotlights. Heated towel rail.

### First Floor Landing

### First Floor Lounge Area

17'8" x 17'7" (5.38m x 5.36m)  
Approximate measurements. Views towards Belfast Lough.

### Master Bedroom

13'8" x 12'4" (4.17m x 3.76m)  
Views towards Belfast Lough.

### En-Suite Shower Room

Shower cubicle area with wall mounted shower, wall hung vanity unit and low flush wc. PVC wall panelling. Tiled floor. Heated towel rail.

### Integral Garage

18'6" x 12'6" (5.64m x 3.8m)

Light and power.

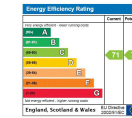
### Front Garden

Walled front garden laid in lawn with extensive parking facilities and driveway to garage.

### Enclosed Rear Garden

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

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 Carrmonee 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.



For full EPC please contact the branch.

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.