



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	72
(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	



7 The Horse Park, Carrickfergus,
BT38 7ED

Offers in the region of:
£295,000

 **Reeds Rains**

reedsrains.co.uk

7 The Horse Park, Carrickfergus

Description

A beautiful detached bungalow with expansive sea views and private first floor balcony. Ideally suited to both the young family and those wishing to downsize the well planned interior offers lounge, separate dining room through to sun room, three well proportioned bedrooms - master bedroom with en-suite and a luxury four piece bathroom suite. Boasting a gas fired central heating system, double glazed windows and a Beam Vacuum system has been installed. Externally there is a stunning first floor balcony accessed from the front porch of the bungalow with panoramic views over Belfast Lough and the Co. Down coastline. The Horse Park is a small select location we would highly recommend a personal viewing appointment to avoid disappointment.

Entrance Porch

Tiled floor. Exceptional sea views over Belfast Lough and the Co. Down coastline. Spiral staircase to first floor balcony.

Balcony

Double glazed sliding patio door. Large balcony with panoramic far reaching sea views.

Entrance Hall

Tiled floor. Double doors to dining room.

Lounge

21'1" x 13' (6.43m x 3.96m)
Feature carved fireplace with gas fire inset. Stunning sea views. Bay window. Spotlights.

Dining Room

10'8" x 8'8" (3.25m x 2.64m)
Tiled floor. Spotlights. Square arch to:

Sun Lounge

12'9" x 11'8" (3.89m x 3.56m)
Double glazed windows. Tiled floor.

Kitchen

13'6" x 10'7" (4.11m x 3.23m)
Excellent range of fitted high and low level units. Display cabinets. One and half bowl sink unit with mixer tap. Integrated fridge and dishwasher. Wine rack. Built in hob, deep fat fryer and eye level double oven. Canopy with extractor fan. Spotlights. Part tiled walls and tiled floor.

Utility Room

Fitted units. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Spotlights. Door to rear garden.

Bathroom

Four piece white suite comprising corner bath, separate shower cubicle with wall mounted thermostatically controlled shower, vanity unit and low flush wc. Tiled walls and floor. Heated towel rail. Spotlights.

Main Bedroom

13'9" x 12'9" (4.2m x 3.89m)
Range of fitted furniture including overhead storage, matching drawers and dresser.

Cloakroom/WC

WC and wash hand basin. Tiled walls and floor. Spotlights.

Bedroom 2

11' x 10' (3.35m x 3.05m)
Range of fitted furniture with mirrored sliding robes, drawers, beside cabinet and matching dresser. Exceptional views.

Bedroom 3

10'3" x 9'7" (3.12m x 2.92m)
Built in robe with matching drawers.

Front Garden

Laid in lawn with a variety of plants and shrubs.

Rear Garden

Enclosed rear garden laid in lawn with decking.

Driveway Parking

Extensive parking facilities.

Detached Garage

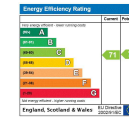
18'7" x 10'8" (5.66m x 3.25m)
Roller door. Light and power.

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
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.