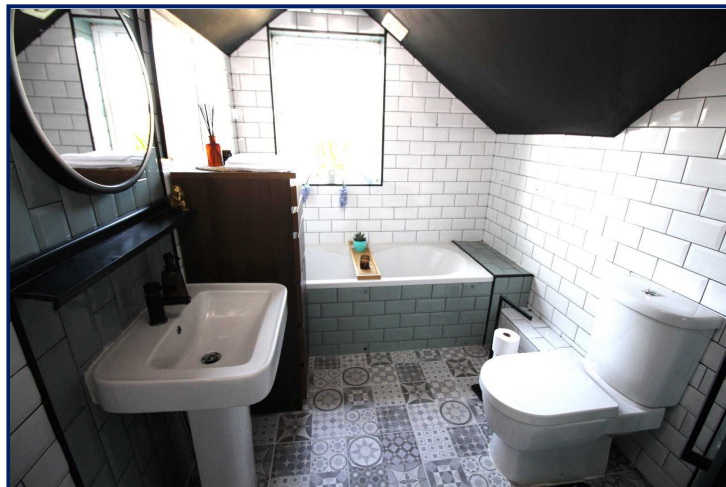



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



22 Prospect Loanen, Carrickfergus,  
BT38 8QR

Offers in the region of:  
**£142,500**

 Reeds Rains

reedsrains.co.uk

## 22 Prospect Loanen, Carrickfergus

Well Presented End Townhouse, Lounge With Electric Fire, Contemporary Fitted Kitchen/Dining Area, Three Bedrooms, Modern Four Piece Bathroom Suite, Gas Fired Central Heating System, Low Maintenance Rear Garden, Ideal Starter Home, Close To Local Train Station & Shops

### Description

Exceptionally well presented end townhouse with open aspect to the front. An ideal starter home the property offers lounge with double doors to modern fitted kitchen/dining area, three first floor bedrooms and a contemporary white bathroom suite. Benefiting from a gas fired central heating system and double glazed windows. Externally there is a low maintenance garden to the rear and communal parking facilities to the front. Situated close to local train station and shopping facilities with little to do but simply move in we urge an early viewing appointment to avoid disappointment.

### Entrance Hall

#### Lounge

15' x 13' (4.57m x 3.96m)

Fireplace with electric fire. Laminate wooden floor. Built in TV display area with storage. Double doors to:

#### Kitchen/Dining Area

17' x 14' (5.18m x 4.27m)

Excellent range of fitted high and low level units. Double sink unit with mixer tap. Built in hob and oven. Extractor fan. Integrated dishwasher. Kitchen area with part tiled walls and tiled floor. Storage cupboard. Dining area with laminate wooden floor and French doors to rear garden.

### First Floor Landing

#### Bedroom 1

13'4" x 10'3" (4.06m x 3.12m)

Laminate wooden floor.

#### Bedroom 2

11'5" x 10'3" (3.48m x 3.12m)

#### Bedroom 3

8'5" x 7'5" (2.57m x 2.26m)

### Bathroom

Modern four piece white suite comprising tiled bath, separate shower cubicle with rainhead shower and shower attachment, pedestal wash hand basin and low flush wc. Tiled walls and floor. Heated towel rail.

### Rear Garden

Low maintenance rear garden laid in small stones.

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.

For full EPC please contact the branch.