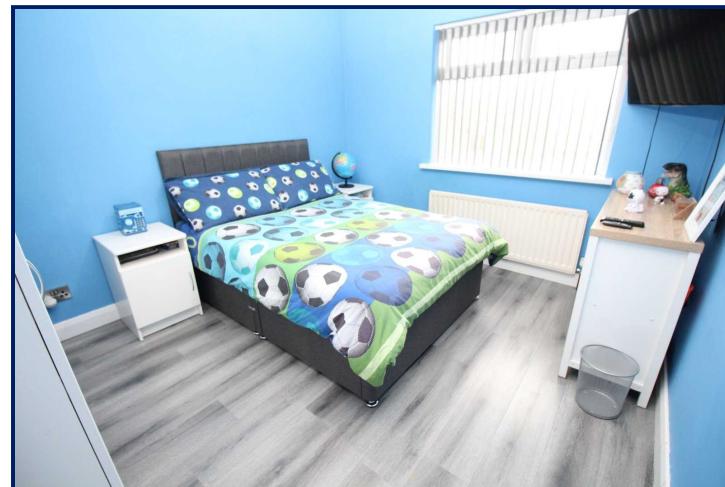
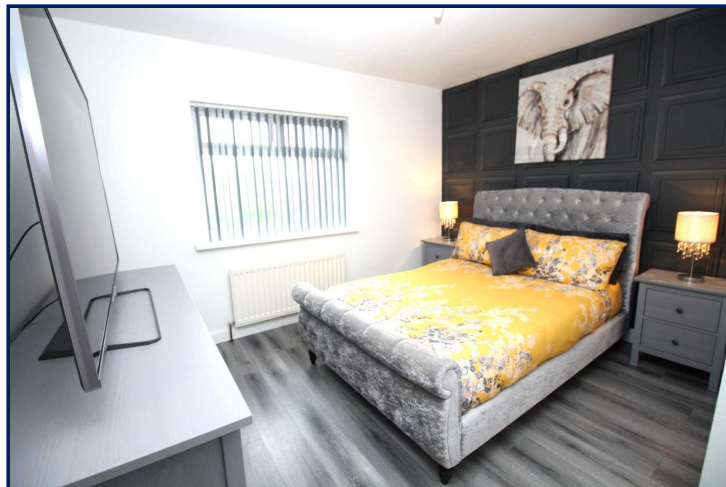



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	<b>73</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



124 Sunnylands Avenue,  
Carrickfergus

**Offers in the region of:  
£129,950**

 **Reeds Rains**

reedsrains.co.uk

124 Sunnylands Avenue, Carrickfergus

### Description

Stunning four bedroom terrace property presented to a high standard throughout with nothing to do but move in. Situated within walking distance to local shops and primary school the internal accommodation offers spacious lounge, contemporary fitted kitchen/dining area, four bedrooms and a deluxe white bathroom suite. Benefiting from an oil fired central heating system, double glazed windows and well enclosed rear garden. We anticipate a high level of interest and would therefore urge an internal viewing appointment.

### Entrance Hall

Laminate wooden floor. Feature wall mounted radiator.

### Lounge

20'9" x 11'9" (6.32m x 3.58m)

### Kitchen/Dining Area

20'8" x 11'2" (6.3m x 3.4m)

Modern range of fitted high and low level units. Corian worktop. Sink unit with drainer and mixer tap. Built in hob and oven. Extractor fan. Eye level double oven. Spotlights. PVC double glazed back door. Understair storage.

### First Floor Landing

### Bedroom 1

12' x 11'3" (3.66m x 3.43m)

Laminate wooden floor. Built in storage cupboard.

### Bedroom 2

### Bedroom 2

11'3" x 9'9" (3.43m x 2.97m)

Laminate wooden floor.

### Bedroom 3

9'4" x 9'1" (2.84m x 2.77m)

Laminate wooden floor.

### Bedroom 4

9'1" x 8'2" (2.77m x 2.5m)

### Bathroom

Contemporary white suite comprising panelled bath with wall mounted rain head shower and shower attachment, WC and wall hung sink unit. Tiled walls and floor. PVC ceiling panelling with spotlights.

### Front Garden

### Enclosed Rear Garden

Low maintenance rear garden laid in paving. Outdoor storage area.

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 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.

For full EPC please contact the branch.