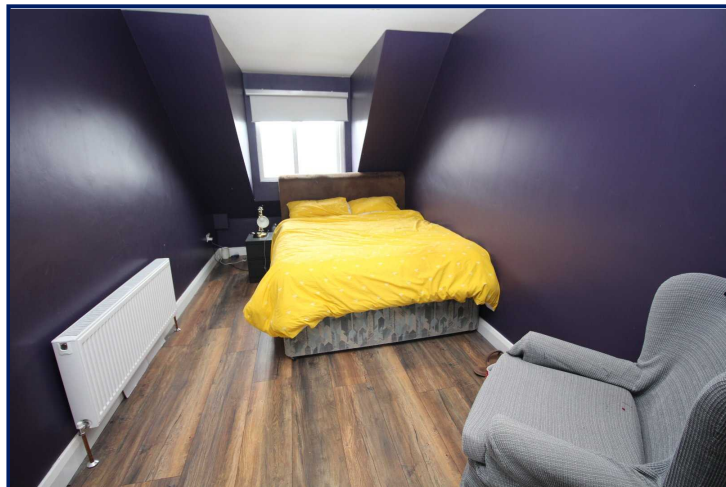


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



18 Tudor Drive, Carrickfergus,  
BT38 9TT

Offers in the region of:  
**£184,950**

 Reeds Rains

reedsrains.co.uk

## 18 Tudor Drive, Carrickfergus

Deceptively spacious extended semi detached property offering a wealth of family accommodation. The internal layout offers spacious lounge, additional reception room or fifth bedroom, fitted kitchen/diner, utility room, four bedrooms on the first floor - master bedroom with en-suite and a four piece bathroom suite. Benefiting from an oil fired central heating system, double glazed windows and well enclosed rear garden. Situated within a cul-de-sac an internal viewing can be arranged through Reeds Rains on 02893 351727.

### Entrance Hall

Tiled floor.

### Lounge

17'8" x 12'4" (5.38m x 3.76m)

Fireplace incorporating an open fire. Laminate wooden floor.

### Kitchen/Dining Area

17'6" x 10'5" (5.33m x 3.18m)

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and oven. Integrated dishwasher. Tiled floor. Spotlights. PVC double glazed French doors to rear garden.

### Utility Room

Range of fitted high and low level units.

Single drainer stainless steel sink unit with mixer tap. Tiled floor. Spotlights. PVC double glazed door to rear garden.

### Additional Reception Room/Bedroom

15'6" x 8'1" (4.72m x 2.46m)

Extension recently added to the property. Spotlights.

### First Floor

#### Master Bedroom

21' x 8'5" (6.4m x 2.57m)

Laminate wooden floor. Spotlights.

#### En-Suite Shower Room

Shower cubicle with rain head shower and shower attachment, vanity unit and low flush wc. Tiled walls and floor. Heated towel rail. Spotlights.

#### Bedroom 2

10'2" x 10' (3.1m x 3.05m)

Robes with mirrored sliding doors.

#### Bedroom 3

14' x 8'6" (4.27m x 2.6m)

Laminate wooden floor.

#### Bedroom 4

8'6" x 6'8" (2.6m x 2.03m)

#### Bathroom

Four piece white suite comprising panelled bath, separate shower cubicle with wall mounted Triton electric shower, vanity unit and low flush wc. Heated towel rail. Spotlights. Part tiled walls.

#### Front Garden

Laid in lawn with driveway parking.

#### Enclosed Rear Garden

Low maintenance paved rear garden. Garden shed.

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.

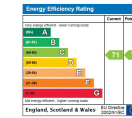
All Measurements are Approximate.

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.