

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



8 Portsmouth Gardens,
Carrickfergus, BT38 7UN

Offers Over: £299,950

 **Reeds Rains**

reedsrains.co.uk

8 Portsmouth Gardens, Carrickfergus

Substantial red brick detached family home presented to an exceptionally high standard throughout leaving little to do but simply move in. The spacious interior offers impressive reception hall, two separate reception rooms, modern fitted kitchen, five well proportioned bedrooms - master bedroom with en-suite and a contemporary four piece bathroom suite. Boasting an oil fired central heating system, double glazed windows and integral garage. Externally there is a beautiful well enclosed rear garden. Positioned close to both local primary and secondary schools we have no hesitation in recommending an internal viewing.

Entrance Hall

Tiled floor. Understair storage.

Cloakroom/WC

WC and wash hand basin. Tiled floor.

Lounge

15'8" x 12'7" (4.78m x 3.84m)

Feature marble surround fireplace, cast iron inset and tiled hearth incorporating an open fire. Square arch to:

Dining Room

12'9" x 9'5" (3.89m x 2.87m)

Wood strip floor.

Kitchen/Dining Area

19'8" x 11'8" (6m x 3.56m)

Modern range of fitted high and low level units. Sink unit with mixer tap. Five ring hob and eye level oven. Integrated dishwasher. Built in microwave. Extractor fan. Spotlights. Tiled floor. PVC double glazed French doors to rear garden.

Utility Room

Fitted unit. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Oil fired central heating boiler. Access to integral garage.

First Floor Landing

Master Bedroom

12'9" x 12'7" (3.89m x 3.84m)

Range of fitted furniture including robes and matching drawers.

En-Suite Shower Room

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

Bedroom 2

11'8" x 11'5" (3.56m x 3.48m)

Fitted furniture with matching robes, dresser, drawers and beside cabinet.

Bedroom 3

11' x 9'8" (3.35m x 2.95m)

Views towards Belfast Lough.

Bedroom 4

10'4" x 9'8" (3.15m x 2.95m)

Bedroom 5

11'7" x 5'7" (3.53m x 1.7m)

Fitted robes with mirrored sliding doors.

Bathroom

Deluxe four piece white suite comprising corner bath, separate shower cubicle with wall mounted Mira electric shower, pedestal wash hand basin and low flush wc. Tiled walls and floor. Spotlights.

Integral Garage

15'7" x 10'1" (4.75m x 3.07m)

Metal up and over door. Light and power.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Laid in lawn with paved patio area, raised decking 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 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.

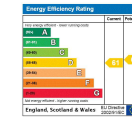
All Measurements are Approximate.

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.