



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>64</b>	<b>65</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



25 Broadlands Park, Carrickfergus,  
BT38 7DB

Offers in the region of:  
**£249,950**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

## 25 Broadlands Park, Carrickfergus

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### Description

Well presented detached family home within a well regarded and popular location. Offering a well planned interior comprising two separate reception rooms, excellent fitted kitchen, utility room / cloakroom, four well proportioned bedrooms and a modern shower room with double walk in shower area. Boasting an oil fired central heating system, double glazed windows and attached matching garage. Externally there is a well enclosed rear garden and good parking facilities to the front. Situated close to local schooling we have no hesitation in recommending an early viewing appointment to avoid disappointment.

### Entrance Hall

Tiled floor.

### Lounge

16' x 13'7" (4.88m x 4.14m)  
Feature carved wood surround fireplace with cast iron inset. Tiled floor.

### Kitchen/Dining Area

13'2" x 11'6" (4.01m x 3.5m)  
Excellent range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Canopy with extractor fan. Pelmet with spotlights. Part tiled walls and tiled floor.

### Utility Room

Fitted unit. Plumbed for sink, dishwasher and washing machine. Access to garage and door to rear garden.

### Cloakroom/WC

WC and vanity unit. Tiled floor.

### Family Room

11'6" x 9'9" (3.5m x 2.97m)  
Tiled floor.

### First Floor Landing

Built in hotpress.

### Main Bedroom

19'5" x 10'7" (5.92m x 3.23m)

### Bedroom 2

11'3" x 10'4" (3.43m x 3.15m)  
Range of fitted robes with mirrored sliding doors.

### Bedroom 3

13'4" x 10'6" (4.06m x 3.2m)

### Bedroom 4

10'2" x 9'9" (3.1m x 2.97m)

### Shower Room

Contemporary white suite comprising double walk in shower with wall mounted Mira electric shower, vanity unit and low flush wc. Tiled walls and floor. Heated towel rail.

### Roofspace

Pull down ladder. Light. Partially floored.

### Integral Garage

17'0'6" x 11'3" (5.15m x 3.43m)  
Met up and over door. Light and power.

### Front Garden

Laid in lawn. Tarmac parking area.

### Rear Garden

Enclosed rear garden laid in lawn.

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.