



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



40A Broadlands Gardens,
Carrickfergus, BT38 7BJ

**Offers in the region of:
£259,950**

Reeds Rains

reedsrains.co.uk

40A Broadlands Gardens, Carrickfergus

Description

An exceptionally well presented detached family home situated within a cul-de-sac in a popular residential location. A credit to its present owners the spacious accommodation offers three separate reception rooms - sun lounge to the rear, excellent fitted kitchen, four well proportioned bedrooms and a four piece white bathroom suite. Benefiting from an oil fired central heating system, double glazed windows and integral garage. Externally there is good driveway parking and well enclosed rear garden. Situated close to local primary and secondary schools we anticipate a high level of interest and would highly recommend an early appointment to view.

Entrance Hall

Lounge

16'2" x 12'3" (4.93m x 3.73m)

Multi burning stove. Double doors to:

Dining Room

11' x 10'6" (3.35m x 3.2m)

Square arch to:

Sun Lounge

12'1" x 9'6" (3.68m x 2.9m)

Oak effect semi solid wood stirp floor. PVC double glazed door to rear garden.

Kitchen

12' x 11'5" (3.66m x 3.48m)

Excellent range of fitted high and low level units. Sink unit with vegetable basin and mixer tap. Built in hob and oven. Spotlights. Tiled floor.

Utility Room

Fitted units. Plumbed for washing machine. Door to rear garden. Access to integral garage.

Cloakroom/WC

WC and wash hand basin. Tiled floor.

First Floor Landing

Main Bedroom

22'1" x 10'3" (6.73m x 3.12m)

Bedrom 2

14'9" x 10'9" (4.5m x 3.28m)

Bedroom 3

13'9" x 10'5" (4.2m x 3.18m)

Bedroom 4

8'6" x 8'4" (2.6m x 2.54m)

Bathroom

Luxury four piece white suite comprising panelled bath, separate shower cubicle with wall mounted electric shower, pedestal wash hand basin and low flush wc. Tiled walls and floor. Heated towel rail.

Integral Garage

16'9" x 10'4" (5.1m x 3.15m)

Metal up and over door. Light and power.

Front Garden

Laid in lawn.

Rear Garden

Well enclosed rear garden laid in lawn with paved patio area and a variety of plants and shrubs.

Driveway Parking

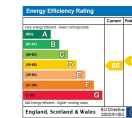
Parking for several vehicles.

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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.