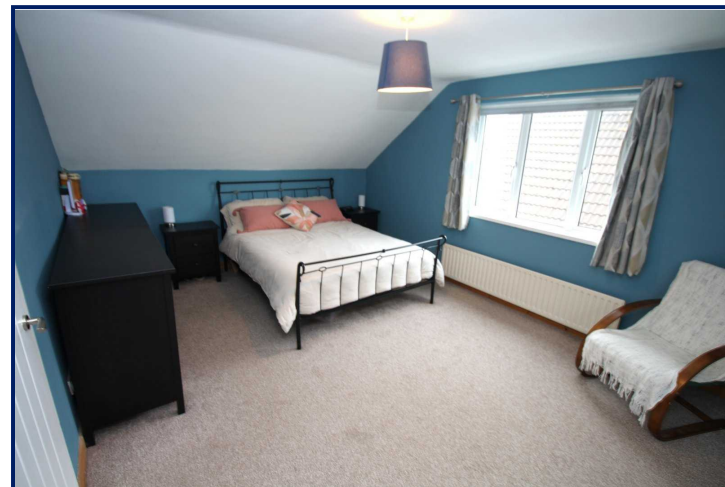
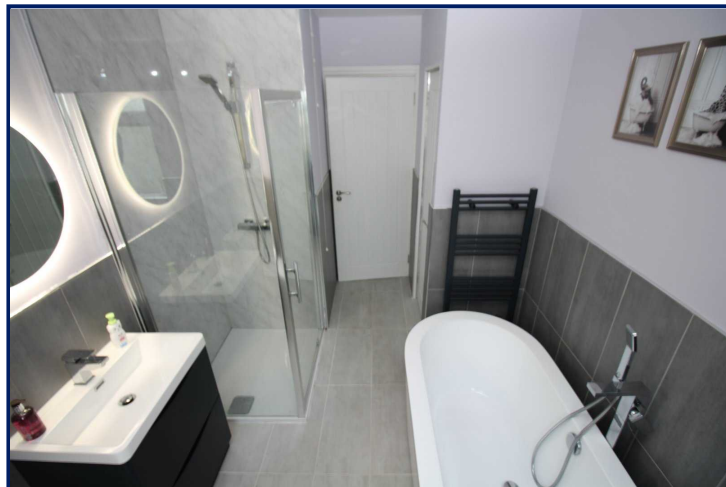




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



11 Copperwood Road,
Carrickfergus, BT38 9EU

**Offers in the region of:
£219,950**

 **Reeds Rains**

reedsrains.co.uk

11 Copperwood Road, Carrickfergus

Description

A deceptively spacious detached chalet bungalow with sun lounge to the rear. An ideal family home with adaptable family accommodation the ground floor offers lounge with gas stove, modern fitted kitchen through to sun lounge, dining room with French doors to rear garden, deluxe white bathroom suite and a fourth bedroom. On the first floor there are a further three bedrooms and separate shower room. Boasting a gas fired central heating system,, double glazed windows and driveway parking. Externally there is a private well enclosed rear garden. Situated in a sought after location close to local secondary schools an internal viewing comes highly recommended.

Entrance Hall

Built in storage cupboard.

Lounge

15'2" x 11'6" (4.62m x 3.5m)

Feature gas stove.

Kitchen

16'3" x 11'6" (4.95m x 3.5m)

Modern range of fitted high and low level units. Oval sink unit with mixer tap. Centre island. Spotlights. Part tiled walls and tiled floor.

Sun Lounge

12'5" x 9'6" (3.78m x 2.9m)

Wood strip floor. PVC double glazed French doors to rear garden.

Utility Room

Tiled floor.

Dining Room

11'9" x 10'9" (3.58m x 3.28m)

Laminate wooden floor.

Bathroom

Luxury four piece white suite comprising free standing bath, separate shower cubicle with wall mounted thermostatically controlled shower, vanity unit and low flush wc. Part tiled walls and tiled floor. Heated towel rail.

Bedroom 4

11'7" x 11'6" (3.53m x 3.5m)

First Floor Landing

Main Bedroom

15'7" x 11'8" (4.75m x 3.56m)

Bedroom 2

9'4" x 8'8" (2.84m x 2.64m)

Bedroom 3

9'2" x 8'8" (2.8m x 2.64m)

Shower Room

Shower cubicle with wall mounted electric shower, vanity unit and low flush wc. Tiled walls and floor.

Front Garden

Laid in lawn.

Rear Garden

Enclosed rear garden with raised decking.

Driveway Parking

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 Favco NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

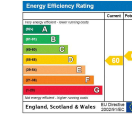
All Measurements are Approximate.

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.