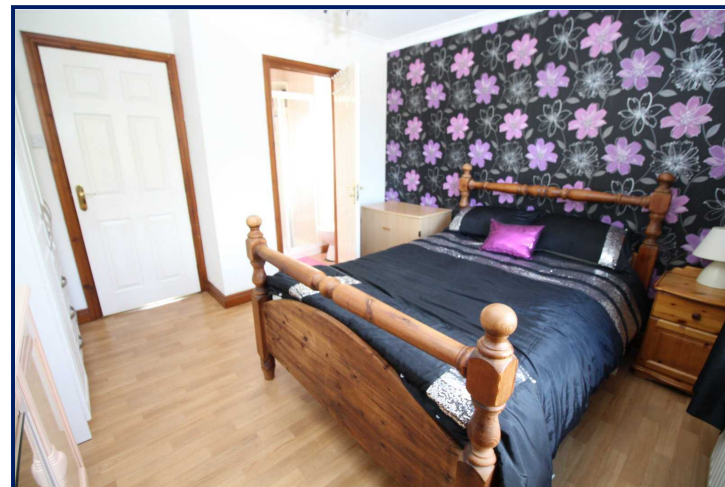
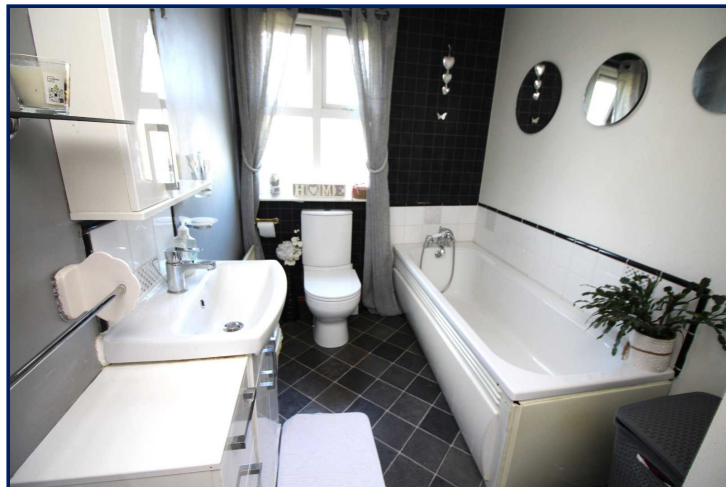


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



45 Loughview Village,  
Carrickfergus, BT38 7PD

**Offers in the region of:  
£164,950**

 **Reeds Rains**

reedsrains.co.uk



## 45 Loughview Village, Carrickfergus

### Description

Red brick detached property situated on an extensive site with beautiful private rear garden. Ideally suited to both the first time buyer and young family alike the accommodation offers lounge, well fitted kitchen/dining area with patio doors, three bedrooms - master bedroom with en-suite shower room and a white bathroom suite. Benefiting from a gas fired central heating system, double glazed windows and excellent parking facilities for several vehicles and camper van. Situated with partial views towards Belfast Lough an internal viewing can be arranged through Reeds Rains on 02893 351727.

### Entrance Hall

Laminate wooden floor.

### Lounge

15'7" x 11'3" (4.75m x 3.43m)

Feature brick fireplace with wooden mantle incorporating an open fire. Laminate wooden floor. Window with partial outlook towards Belfast Lough.

### Kitchen/Dining Area

17'8" x 13'6" (5.38m x 4.11m)

Excellent range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Part tiled walls and tiled floor. PVC double glazed patio door to rear garden.

### First Floor Landing

### Master Bedroom

12'1" x 11'3" (3.68m x 3.43m)

Laminate wooden floor.

### En-Suite Shower Room

Shower cubicle with wall mounted Aqualisa shower, wash hand basin and low flush wc. Tiled walls and floor.

### Bedroom 2

9'9" x 9'3" (2.97m x 2.82m)

### Bedroom 3

9'9" x 8'1" (2.97m x 2.46m)

### Bathroom

White suite comprising panelled bath, vanity unit and low flush wc. Part tiled walls. Built in storage cupboard.

### Front Garden

Laid in lawns and small stones providing parking facilities for several vehicles and camper van.

### Extensive Rear Garden

Private large enclosed rear garden laid in lawn with a variety of plants and shrubs. Summer house and 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.