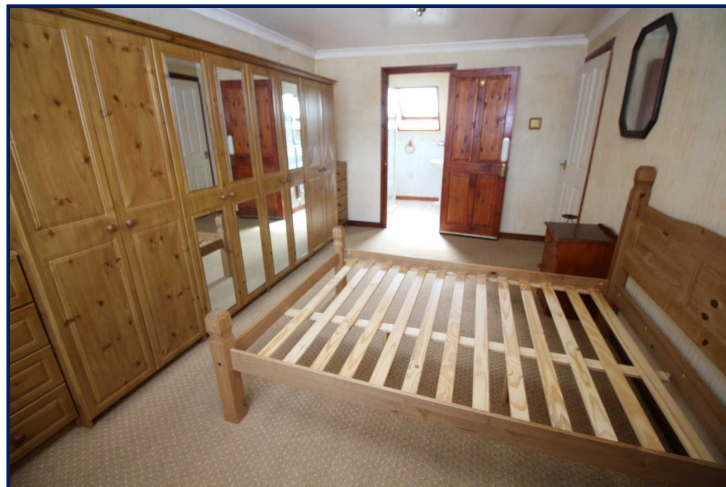




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



113 Larne Road, Carrickfergus

Offers in the region of:  
£199,500

 Reeds Rains

reedsrains.co.uk

131 Larne Road, Carrickfergus  
Offers in the region of: £199,500

### Description

Deceptively spacious detached property situated in a convenient location just a short stroll to local primary school., shop and bus route. An ideal family home the well planned interior offers lounge, kitchen/diner, utility room, conservatory, three well proportioned bedrooms - master bedroom with en-suite and a first floor shower room. Benefiting from an oil fired central heating system, double glazed windows, integral garage and enclosed rear garden. An internal viewing can be arranged through Reeds Rains on 02893 351727.

### Entrance Porch

Understair storage.

### Entrance Hall

### Lounge

14'4" x 9'8" (4.37m x 2.95m)

Carved wood surround fireplace with tiled inset ad hearth incorporating a gas fire inset.

### Kitchen/Dining Area

20'5" x 10'7" (6.22m x 3.23m)

Range of fitted high and low level units. Double sink unit with mixer tap. Built in hob and oven. Pelmet with spotlights. Canopy with extractor fan. Wood strip floor in dining area.

### Utility Room

Fitted units. Part tiled walls. Tiled floor. Door to:

### Conservatory

14'8" x 11'9" (4.47m x 3.58m)

Tiled floor. PVC double glazed windows and door to rear garden.

### First Floor Landing

Built in hotpress.

### Master Bedroom

16'1" x 10'3" (4.9m x 3.12m)

### En-Suite Shower Room

Shower cubicle with wall mounted Mira electric shower, pedestal wash hand basin and low flush wc. Towel rail. Tiled walls and floor.

### Bedroom 2

12'8" x 10'2" (3.86m x 3.1m)

### Bedroom 3

10'3" x 10' (3.12m x 3.05m)

### Shower Room

Shower cubicle with wall mounted Mira electric shower, pedestal wash hand basin and low flush wc. Tiled walls. Velux double glazed window.

### Parking Area To The Front

### Enclosed Rear Garden

Laid in lawn with a variety of plants and shrubs. Paved patio area.

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 Favscio 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.