



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	36	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



7 Downshire Avenue,
Carrickfergus, BT38 7EL

Offers in excess of: £315,000

 **Reeds Rains**

reedsrains.co.uk

7 Downshire Avenue, Carrickfergus

A most impressive extended semi detached property combining modern elegance with breathtaking sea views creating the perfect sanctuary to call home. The open plan concept seamlessly integrates indoor and outdoor living spaces allowing you to savour the coastal surroundings from every aspect. Re-configured over two floors to create an ideal space on both levels for entertaining the property boasts two open plan kitchen/living areas, extensive ground floor sun porch, two ground floor bedrooms and shower room and a further master bedroom upstairs with en-suite shower room. Of particular note is the extensive first floor wrap around balcony with expansive ocean views. Externally the property boasts a low maintenance rear garden with imitation lawn. There is no doubt this home will appeal to the most discerning of buyers seeking a contemporary design with the allure of seafront living. An private viewing tour can be scheduled through Reeds Rains on 02893 351727.

Reception Hall

Feature mock fireplace. Open through to kitchen/dining and living area.

Open Plan Living / Kitchen Area

26'5" x 14'7" (8.05m x 4.45m)
Electric fire. Kitchen area with contemporary range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Integrated fridge and dishwasher. Tiled floor. Stunning sea views. PVC double glazed French doors to:

Extensive Sun Porch

19'9" x 10'3" (6.02m x 3.12m)
Range of fitted storage. Double glazed French doors to rear garden. Tiled floor. Exceptional sea views over Belfast Lough and the Co. Down coastline.

Bedroom 2

17'2" x 9'5" (5.23m x 2.87m)

Bedroom 3

17'2" x 9'9" (5.23m x 2.97m)

Wet Room

Luxury walk in shower area with rain head shower, vanity unit and low flush wc. Heated towel rail. Tiled walls and block tiled flooring.

First Floor

Open Plan Kitchen/Dining & Living Area

19'9" x 16'5" (6.02m x 5m)
Modern range of fitted high and low level units. One and a half bowl sink unit with mixer tap. Centre island. Part tiled walls. Spotlights. PVC double glazed French doors onto wrap around balcony affording uninterrupted far reaching views over Belfast Lough, Co. Down coastline and towards Carrickfergus Castle.

Master Bedroom

14' x 12'6" (4.27m x 3.8m)
Pull down ladder to floored roofspace.

En-Suite Shower Room

Shower cubicle with rain head shower and shower attachment, vanity unit and low flush wc. Tiled walls.

Front Garden

Paved area to the front with parking facilities.

Large Rear Garden

Low maintenance rear garden with spacious patio area ideal for entertaining. Breathtaking sea views. Garden laid in imitation grass. Outhouse ideally suited for conversation into a summer house.

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 Carrmonee 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.

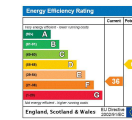
All Measurements are Approximate.

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.

