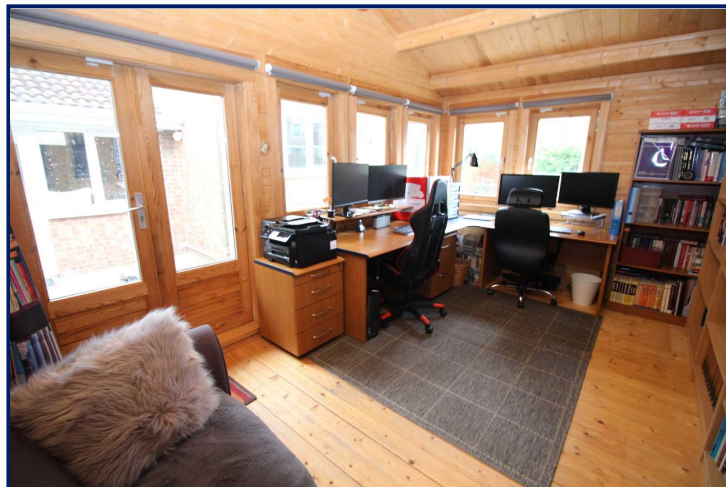




| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 66                      | 68        |
| (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 |           |



21 Hillview Drive, Carrickfergus ,  
BT38 8YS

Offers in the region of:  
**£219,950**

Reeds Rains

reedsrains.co.uk



## 21 Hillview Drive, Carrickfergus

### Description

Exceptionally well presented detached villa with the added benefit of a large timber built office in the rear garden linked to the mains heating system with electricity has been installed. A credit to the present owners the internal accommodation offers two separate reception rooms, modern high gloss fitted kitchen, three bedrooms, superb four piece bathroom suite and an integral garage. Enhanced further with a gas fired central heating system, double glazed windows, excellent driveway parking and situated on a corner site. Situated in a sought after location all in all this family home with not disappoint and must be viewed to appreciate all this fine home has to offer.

### Entrance Hall

Wood strip floor.

### Lounge

16'7" x 14'8" (5.05m x 4.47m)  
Feature carved wood surround fireplace with cast iron inset and slate hearth incorporating a gas fire inset. Wood strip floor. Square arch to:

### Dining Area

10'8" x 10'7" (3.25m x 3.23m)  
Wood strip floor. PVC double glazed French doors to rear garden.

### Kitchen

10'5" x 10'3" (3.18m x 3.12m)  
Modern range of fitted high and low level units. Built in hob and double eye level oven. One and a half bowl stainless steel sink unit with mixer tap. Dishwasher. Extractor fan. Wooden tile effect flooring and part tiled walls. Access to integral garage.

### First Floor Landing

#### Bedroom 1

15'3" x 10'1" (4.65m x 3.07m)

#### Bedroom 2

13'4" x 9'5" (4.06m x 2.87m)  
Laminate wooden floor.

#### Bedroom 3

11'5" x 7'7" (3.48m x 2.3m)  
Laminate wooden floor.

### Bathroom

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

### Integral Garage

23' x 9'5" (7m x 2.87m)  
Metal up and over door. Light and power. PVC double glazed door to rear garden.

### Excellent Parking Facilities

Pavior brick driveway to the front with parking for several vehicles.

### Enclosed Rear Garden

Low maintenance rear garden laid in paving and small stones with a range of plants and shrubs.

### Large Summer House/Office

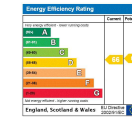
16'4" x 9'8" (4.98m x 2.95m)  
Presently used as a home office. Timber construction with double insulation, heat and electric installed. Broadband point. Five double glazed window and French doors.

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 Cammonee 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.