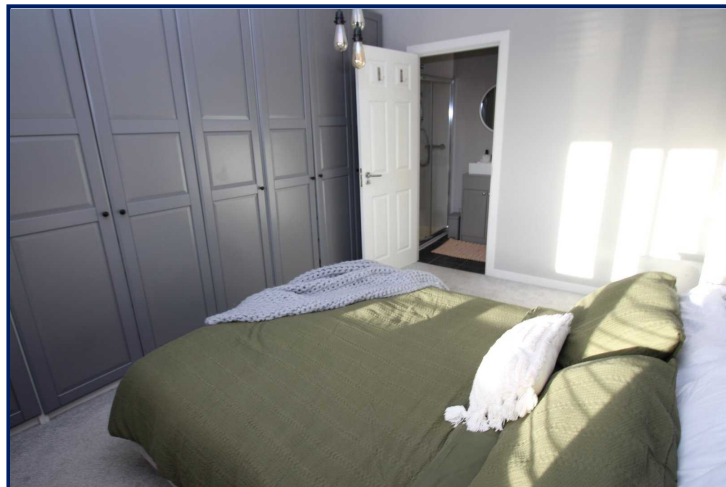




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1 Windmill Court, Carrickfergus,
BT38 8ZW

**Offers in the region of:
£184,950**

 **Reeds Rains**

reedsrains.co.uk

1 Windmill Court, Carrickfergus

Stunning semi detached property with contemporary recently installed fitted kitchen. Situated within an exclusive small development just a short walk to local primary school, Carrickfergus picturesque Marina, cinema and coffee shops. A credit to the present owners the spacious interior offers lounge open through to modern fitted kitchen/dining area, utility room, cloakroom/wc, three first floor bedrooms - master bedroom with en-suite shower room and deluxe four piece bathroom suite. Benefiting from a gas fired central heating system, double glazed windows and excellent driveway parking. Externally there is a low maintenance rear garden laid in imitation grass with covered BBQ area. An ideal home for both the first time buyer and young family, internal viewing is essential.

Entrance Hall

Feature wall panelling.

Cloakroom

WC and wash hand basin. Tiled floor.

Lounge

11'6" x 15'4" (3.5m x 4.67m)

Wall mounted gas fire. Open through to:

Kitchen/Dining Area

19'1" x 12'4" (5.82m x 3.76m)

Contemporary range of fitted high and low level units. Built in hob and double oven. Integrated fridge & freezer. Centre island with sink unit and mixer tap. PVC double glazed French doors to rear garden.

Utility Room

Modern range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Spotlights. PVC double glazed back door.

First Floor Landing

Built in storage cupboard.

Master Bedroom

11'5" x 10'9" (3.48m x 3.28m)

En-Suite Shower Room

White suite comprising shower cubicle with rain head shower and shower attachment, vanity unit and low flush wc. Heated towel rail. Tiled floor.

Bedroom 2

11'9" x 11' (3.58m x 3.35m)

Bedroom 3

8'5" x 7'8" (2.57m x 2.34m)

Bathroom

Luxury four piece white suite comprising panelled bath, separate shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor. Heated towel rail. Spotlights.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Private rear garden laid in imitation lawn with paved patio area. Covered BBQ area with electric, ideal area for entertaining.

Driveway Parking

Excellent 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 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.