



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>	57	65
(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	



17 Belfast Road, Carrickfergus,  
BT38 8BP

**Offers in the region of:  
£274,950**

 **Reeds Rains**

reedsrains.co.uk

17 Belfast Road, Carrickfergus

### Description

Impressive double fronted recently renovated detached property presented to an exceptionally high standard throughout and retaining many original features. The modern interior boasts three formal reception rooms, luxury fitted kitchen, three well proportioned bedrooms - master bedroom with en-suite shower room and deluxe family bathroom. Benefiting from a gas fired central heating system and double glazed windows. Externally there is a detached matching garage and rear garden laid in lawn. Situated just a short stroll to Carrickfergus picturesque Marina area with an array of restaurants, cinema and local primary school. This charming home leaves little to do but simply move in, a personal viewing can be scheduled through Reeds Rains on 02893 351727.

### Reception Hall

Entrance porch. Original restored tile floor.

### Lounge

16'8" x 11'9" (5.08m x 3.58m)  
Feature carved wood surround fireplace with gas fire inset.

### Family Room

15'3" x 12' (4.65m x 3.66m)  
Fire surround incorporating an open fire.

### Dining Room

10'8" x 10'3" (3.25m x 3.12m)  
Tiled floor. Feature fireplace.

### Kitchen

15'3" x 7'9" (4.65m x 2.36m)  
Luxury range of fitted high and low level units. Single drainer stainless steel sink unit. Four ring gas hob and electric oven. Stainless steel extractor fan. Tiled floor. Plumbed for dishwasher and washing machine. PVC door to rear courtyard.

### Separate WC

White suite comprising vanity unit and WC.  
Part tiled walls.

### First Floor Landing

### Master Bedroom

16'9" x 11'9" (5.1m x 3.58m)  
Laminate wooden floor.

### En-Suite Shower Room

Luxury white suite comprising double walk in shower cubicle and screen with rain head shower, pedestal wash hand basin and low flush wc. Part tiled walls.

### Bedroom 2

13'8" x 11'9" (4.17m x 3.58m)  
Original cast iron fire.

### Bedroom 3

10'9" x 10'1" (3.28m x 3.07m)  
Original cast iron fire.

### Bathroom

Modern four piece white suite comprising panelled bath, separate shower cubicle with Redring electric shower, pedestal wash hand basin and low flush wc. Heated towel rail.

### Detached Garage

16'9" x 9'4" (5.1m x 2.84m)  
Up and over door. Light and power.  
Approached via tarmac driveway.

### Walled Front Garden

Laid in lawn.

### Enclosed Rear & Side Garden

Paved courtyard leading to well enclosed side and rear garden laid in lawn.

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.

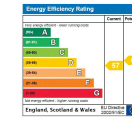
All Measurements are Approximate.

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.

