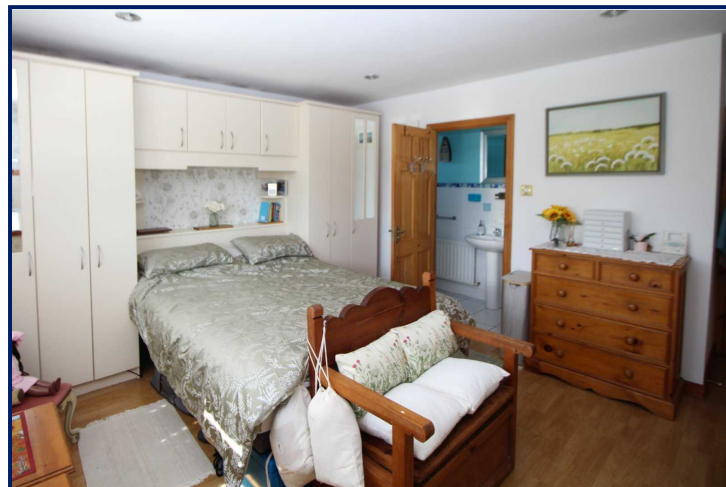




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



8 Regent Avenue, Carrickfergus, BT38

Offers in excess of: £250,000

 Reeds Rains

reedsrains.co.uk

8 Regent Avenue, Carrickfergus

Exceptionally well presented detached bungalow situated in a desirable and sought after location. Finished to an exacting standard internally the flexible and well planned interior offers spacious lounge, modern fitted kitchen, dining room, conservatory, four bedrooms, contemporary bathroom and ensuite. Benefiting from a gas fired central heating and double glazed windows. Externally the property has a private enclosed rear garden and patio with excellent driveway parking and garage.

Entrance Hall

Tiled floor.

Lounge

17'4" x 12'8" (5.28m x 3.86m)

Feature fireplace with gas fire inset. Wood strip floor.

Kitchen

11'8" x 13'4" (3.56m x 4.06m)

Range of high and low level units . One and a half bowl stainless steel sink unit with mixer tap. Cooker space with stainless steel splash back and extractor canopy. Matching island. Recessed spot lights. PVC double glazed door onto rear patio.

Dining Room

10'2" x 11'7" (3.1m x 3.53m)

Tiled flooring. PVC double glazed French door to conservatory.

Conservatory

10'9" x 10'5" (3.28m x 3.18m)

PVC double glazed door to rear garden.

Inner hall

Bathroom

Contemporary white four piece suite comprising panelled bath, vanity unit, separate shower cubicle with electric shower and low flush wc. Tiled walls and floor.

Master Bedroom

16'4" x 13'8" (4.98m x 4.17m)

Laminate wood floor.

Ensuite Shower Room

White suite comprising fully tiled shower cubicle with electric shower fitting. Low flush WC and wash hand basin. Part tiled walls and tiled flooring.

Bedroom 2

11'7" x 9'2" (3.53m x 2.8m)

Built in bedroom furniture.

Bedroom 3

10'9" x 10'1" (3.28m x 3.10m)

Bedroom 4

11'4" x 9'2" (3.45m x 2.8m)

Fitted robes .

Detached Garage

11'1" x 17'9" (3.38m x 5.4m)

Metal up and over door. Fitted units. Light and power.

Front Garden

Laid in Lawn. Outside power point.

Rear Garden

Large garden with plants and shrubs.

Outhouse with light and power

Driveway Parking

Tarmac driveway offering ample parking facilities.

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 Carrmoney 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.

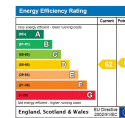
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

Ground Floor

