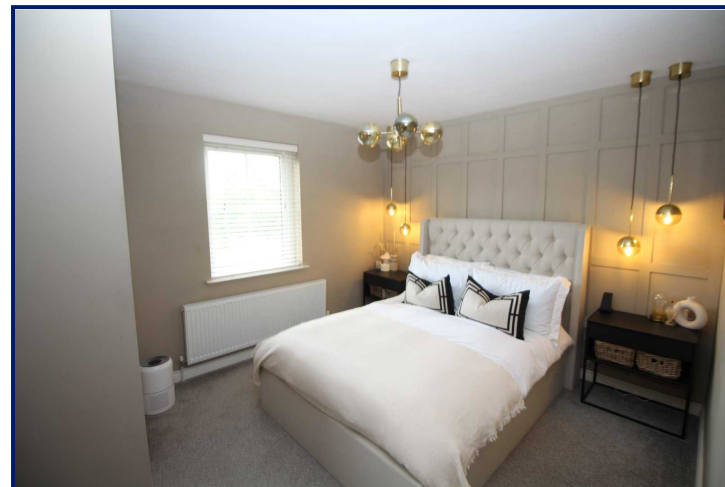
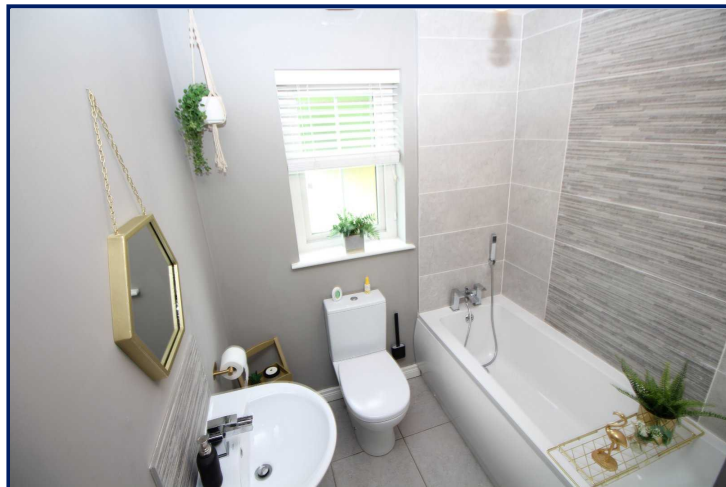





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



32 Darby Road, Carrickfergus,
BT38 7XU

Offers in excess of: £169,950

 **Reeds Rains**

reedsrains.co.uk

32Darby Road, Carrickfergus

Exceptional semi detached property that is a credit to the present owners who have lavished both time and money on quality fixtures and fittings. The high standard of presentation must be viewed to appreciate all this fine home has to offer. The well planned interior offers spacious lounge with wall mounted electric fire, deluxe fully fitted kitchen/dining area including range of electrical appliances, ground floor wc, three bedrooms - master bedroom with en-suite and luxury white bathroom suite. Benefiting from a gas fired central heating system, double glazed windows and situated on a corner site an internal viewing appointment comes highly recommended.

Entrance Hall

Tiled floor.

Lounge

17'2" (5.23) x 11'6" (3.5) (At widest points)
Feature wall mounted gas fire. Built in shelving.

Kitchen / Dining Area

17'2" (5.23) x 11'11" (3.63) (At widest)
Deluxe range of fitted high and low level units. Single drainer sink unit with mixer tap. Built in hob and eye level oven and microwave. Integrated dishwasher, fridge/freezer and wine cooler. Extractor fan. Tiled floor. PVC double glazed patio door to rear garden.

Cloakroom / WC

WC and wash hand basin. Tiled floor.

First Floor Landing

Built in storage cupboard with gas boiler. Feature wall panelling with wiring for wall lights.

Master Bedroom

11'11" x 10'4" (3.63m x 3.15m)
Feature wall panelling with wiring for wall lights.

En-Suite Shower Room

Superb white suite comprising double shower cubicle with rain head shower and separate hand rinser. Sink unit and low flush wc. Part tiled walls and tiled floor.

Bedroom 2

11'6" x 9'3" (3.5m x 2.82m)

Bedroom 3

7'6" x 7'4" (2.29m x 2.24m)

Bathroom

Luxury white suite comprising panelled bath with telephone hand shower, sink unit and low flush WC. Par tiled walls and tiled floor.

Front & Side Garden

Laid in lawn.

Enclosed Rear Garden

Well enclosed rear garden laid in lawn. Outside water tap.

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 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 FavscO NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

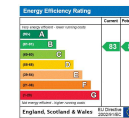
All Measurements are Approximate.

Laser Tape Clause

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

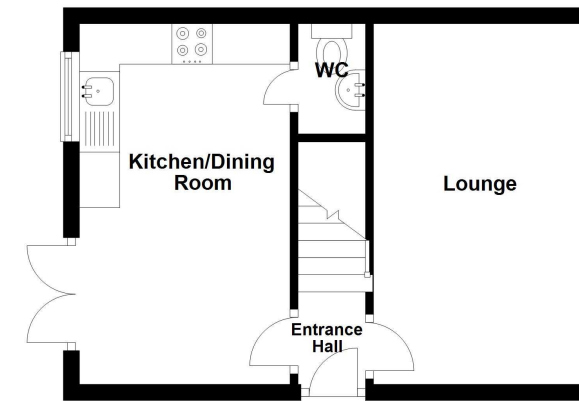
Floorplan Clause

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



For full EPC please contact the branch.

Ground Floor



First Floor

