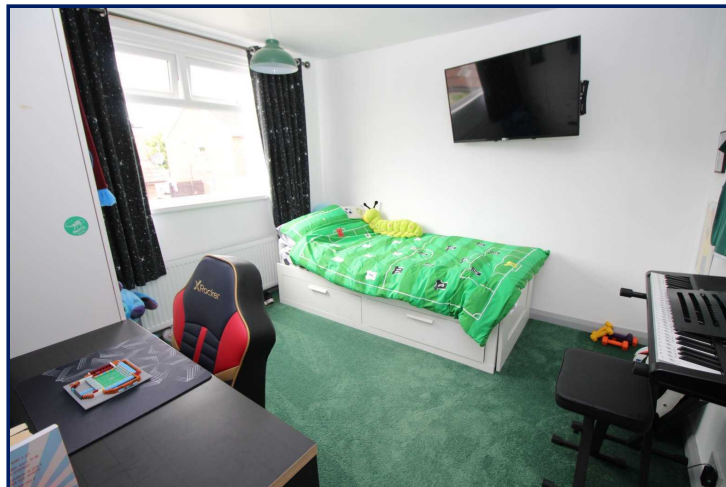



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>72</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



13 Kingsway, Carrickfergus,  
BT38 7JZ

**Offers Over : £149,950**

 **Reeds Rains**

reedsrains.co.uk

## 13 Kingsway, Carrickfergus

### Description

Semi detached property situated within a cul-de-sac, an ideal starter home in a sought after location. Situated close to both local primary & secondary schools, shopping facilities and transport links. The well planned interior offers spacious lounge with double doors to modern fitted kitchen/diner, three first floor bedrooms and a white bathroom suite. Benefiting from a gas fired central heating system and double glazed windows. Externally there is an enclosed rear garden and detached garage. An ideal opportunity to enter onto the housing ladder.

### Entrance Porch

Double doors to:

### Lounge

16'3" x 14'2" (4.95m x 4.32m)

Feature wall mounted electric fire. Double doors to:

### Kitchen/Dining Area

16'6" x 12'1" (5.03m x 3.68m)

Modern range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Integrated fridge/freezer. Breakfast bar. Part tiled walls and tiled floor.

### First Floor Landing

#### Bedroom 1

13'7" x 9'6" (4.14m x 2.9m)

Fitted robes with mirrored sliding doors.

#### Bedroom 2

10'5" x 6'7" (3.18m x 2m)

Built in robe.

#### Bedroom 3

10'7" x 9'7" (3.23m x 2.92m)

### Bathroom

White suite comprising panelled bath with wall mounted Mira electric shower, pedestal wash hand basin and low flush wc. Tiled walls and floor. Heated towel rail.

### Front Garden

Laid in lawn.

### Rear Garden

Low maintenance enclosed paved rear garden.

### Driveway Parking

### Detached Garage

17' x 13'8" (5.18m x 4.17m)

Roller door.

For full EPC please contact the branch.

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.