


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



18 Minorca Drive, Carrickfergus,
BT38 8WP

**Offers in the region of:
£120,000**

 **Reeds Rains**

reedsrains.co.uk

18 Minorca Drive, Carrickfergus

Description

Red brick townhouse in an extremely popular and convenient location. Situated just a short walk to local train station, Tesco store and primary schools. An ideal starter home for both the first time buyer or investor the well planned interior comprises lounge, fitted kitchen/diner through to sun porch, two first floor bedrooms and a white bathroom suite. Benefiting from a gas fired central heating system and double glazed windows. Externally there is a well enclosed low maintenance rear garden and dual off street parking to the front. We would anticipate a high level of interest and would therefore recommend an early viewing appointment.

Lounge

14'8" x 14'1" (4.47m x 4.3m)

Fire surround with electric fire inset.

Kitchen/Dining Area

14'9" x 8'9" (4.5m x 2.67m)

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Square arch to:

Sun Porch

8'1" x 7'2" (2.46m x 2.18m)

PVC double glazed door to rear garden.

First Floor Landing

Bedroom 1

14'9" x 10'3" (4.5m x 3.12m)

Laminate wooden floor. Eaves storage.

Bedroom 2

9'5" x 8'8"

Laminate wooden floor. Built in robe.

Bathroom

White suite comprising panelled bath with wall mounted Creda electric shower, pedestal wash hand basin and low flush wc. Part tiled walls.

Off Street Parking Area To The Front

Tarmac area with parking for two cars.

Rear Garden

Low maintenance enclosed rear garden laid in paving. Garden shed.

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.

For full EPC please contact the branch.