


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(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	



59 Minorca Drive, Carrickfergus,
BT38 8WS

**Offers in the region of:
£139,950**

 **Reeds Rains**

reedsrains.co.uk

59 Minorca Drive, Carrickfergus

Description

Exceptionally well presented end townhouse with conservatory to the rear. Situated in a sought after location with high demand the internal accommodation offers spacious lounge, modern fitted kitchen/diner with French doors to conservatory, two first floor bedrooms - master bedroom with en-suite and a superb white bathroom suite. The property boasts a gas fired central heating system and driveway parking. Externally there is a large well enclosed rear garden and driveway parking. Just a short walk to a host of amenities including train station, local shopping facilities and primary schools. An early viewing is essential to avoid disappointment.

Entrance Hall

PVC front door. Tiled floor.

Lounge

15'4" x 12'4" (4.67m x 3.76m)
Wall mounted electric fire. Laminate wooden floor. Understair storage cupboard.

Kitchen/Dining Area

15'2" x 8'2" (4.62m x 2.5m)
Excellent range of fitted high and low level units. Built in gas hob and electric oven. One and a half bowl stainless steel sink unit with mixer tap. Part tiled walls and tiled floor. PVC double glazed French doors to:

Conservatory

10'2" x 9'2" (3.1m x 2.8m)
PVC double glazed windows and French doors to rear garden. Tiled floor.

First Floor

Master Bedroom

15' x 12'5" (4.57m x 3.78m)
Range of fitted robes with mirrored sliding doors.

En-Suite Shower Room

White suite comprising shower cubicle with wall mounted Creda electric shower, vanity unit and low flush wc. Extractor fan. Tiled floor.

Bedroom 2

10'1" x 8'7" (3.07m x 2.62m)
Laminate wooden floor.

Bathroom

Superb white suite comprising free standing bath, vanity unit and low flush wc. Part tiled walls.

Front Garden

Laid in lawn with a variety of mature plants and shrubs.

Rear Garden

Large well enclosed rear garden laid in lawn with paved patio area. Garden shed.

Driveway Parking

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.

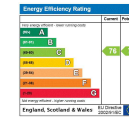
All Measurements are Approximate.

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.