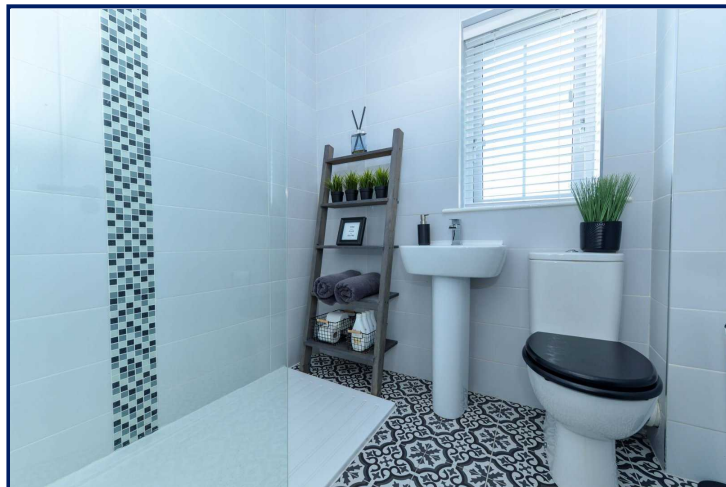


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



19 Old Shore Court, Carrickfergus,
BT38 8WN

**Offers in excess of:
£149,950**

 **Reeds Rains**

reedsrains.co.uk

19 Old Shore Court, Carrickfergus, BT38 8WN

Stylish end townhouse with modern open plan living accommodation ideally suited to the first time buyer with little to do but simply move in. The tastefully presented interior offers contemporary fitted kitchen open through to lounge area, ground floor wc & laundry room, two first floor bedrooms and a luxury shower room with walk in shower. The property boasts a gas fired central heating system and double glazed windows. Externally there are easily maintained front and rear gardens. Perfectly placed just a short walk to local train halt, shoreline walk and A2 Shore Road to Belfast. All in all this home boasts a perfect blend of style, functionality and convenience - an internal viewing will not disappoint.

Entrance Hall

Cloakroom/WC

WC and wash hand basin. Built in storage cupboard. Plumbed for washing machine. Tiled floor.

Open Plan Lounge / Kitchen Area

19'5" x 18'7" (5.92m x 5.66m)

Modern range of fitted high and low level units. Built in hob and oven. Sink unit with drainer and mixer tap. Integrated dishwasher. Extractor fan. Part tiled walls. Recently laid authentic herringbone floor.

First Floor Landing

Bedroom 1

11'6" x 9'8" (3.5m x 2.95m)

Feature wall with decorative stone cladding. Laminate wooden floor.

Bedroom 2

12'3" x 8'5" (3.73m x 2.57m)

Laminate wooden floor.

Shower Room

Deluxe white suite comprising walk in shower with wall mounted rain head shower and shower attachment, pedestal wash hand basin and low flush wc. Heated towel rail. Tiled walls and floor.

Front Garden & Side Garden

Laid in lawn with a variety of plants and shrubs.

Rear Garden

Enclosed rear garden laid in lawn with paved patio area. 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 Cammoney 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.