




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>	69	70
(55-68)	<b>D</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	



41 Town Park, Carrickfergus,  
BT38 8FG

**Offers in the region of:  
£182,500**

 **Reeds Rains**

reedsrains.co.uk



## 41 Town Park, Carrickfergus

Red brick detached villa situated on a corner site within a cul-de-sac close to local primary school, shopping facilities and train station. Ideally suited to both the first time buyer and young family. Internal viewing is via appointment with Reeds Rains on 02893 351727.

### Entrance Hall

Tiled floor.

### Lounge

16'1" x 11'8" (4.9m x 3.56m)

Carved wood surround fireplace with tiled inset and hearth. Double doors to:

### Dining Room

10'7" x 10'4" (3.23m x 3.15m)

Laminate wooden floor. Double glazed sliding patio door to conservatory.

### Conservatory

10' (3.05) x 10' (3.05) approximately  
PVC double glazed windows and door to rear garden.

### Kitchen

19'8" x 10'1" (6m x 3.07m)

Range of fitted high and low level units. Built in gas hob and electric eye level oven. Single drainer stainless steel sink unit with mixer tap. Display cabinets. Storage cupboard. Part tiled walls. Door to rear garden.

### First Floor Landing

### Master Bedroom

12'8" x 9'5" (3.86m x 2.87m)

Range of fitted robes with matching overhead storage.

### En-Suite Shower Room

White suite comprising shower cubicle with wall mounted Gainsborough electric shower, pedestal wash hand basin and low flush wc. PVC wall panelling. Tiled floor.

### Bedroom 2

10'7" x 8'6" (3.23m x 2.6m)

Built in fitted robes with overhead storage.

### Bedroom 3

10'1" x 8'6" (3.07m x 2.6m)

### Shower Room

Modern white suite comprising walk in shower with wall mounted rain head shower and shower attachment, vanity unit and low flush wc. Tiled walls and floor. PVC strip ceiling.

### Detached Garage

16'8" x 10'9" (5.08m x 3.28m)

Roller door.

### Front Garden

Laid in lawn.

### Enclosed Rear Garden

Low maintenance rear garden laid in paving.

### Driveway Parking

Tarmac driveway offering ample parking facilities.

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 Carrmoney 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 Favscio 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.