



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 71 |
| (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 |



23 Hillview Gardens, Carrickfergus,
BT38 8YE

**Offers in the region of:
£198,500**

 **Reeds Rains**

reedsrains.co.uk

23 Hillview Gardens, Carrickfergus

Excellent semi detached property with large sun room to the rear situated in a cul-de-sac position. Offering ideal accommodation for both the first time buyer and young family.

Entrance Hall

PVC front door. Laminate wooden floor.

Cloakroom/WC

WC and vanity unit.

Lounge

17'2" x 15'1" (5.23m x 4.6m)

Carved wood surround fireplace with cast iron inset and hearth incorporating an open fire. Wood strip floor. Double doors to:

Dining Room

10'9" x 10'5" (3.28m x 3.18m)

Wood strip floor. Square arch to:

Sun Lounge

14'9" x 13'7" (4.5m x 4.14m)

Spotlights. Laminate wooden floor. PVC double glazed door to rear garden.

Kitchen

10'4" x 10'3" (3.15m x 3.12m)

Excellent range of fitted high and low level units. Black sink unit with matching mixer tap. Built in hob and double oven. Plumbed for dishwasher. Extractor fan. Part tiled walls and tiled floor.

First Floor Landing

Bedroom 1

15'1" x 10' (4.6m x 3.05m)

Laminate wooden floor.

Bedroom 2

13'1" x 9'5" (4m x 2.87m)

Laminate wooden floor.

Bedroom 3

11'4" x 7'8" (3.45m x 2.34m)

Laminate wooden floor. Built in robe.

Bathroom

Four piece white suite comprising free standing bath, separate shower cubicle with wall mounted rain head shower and shower attachment, sink unit and low flush wc. Heated towel rail. Tiled floor. Built in hotpress.

Front Garden

Laid in lawn.

Rear Garden

Enclosed low maintenance rear garden in paving. Large garden shed with light and power.

Detached Garage/Utility Room

Utility Room 10'1" x 6'7" sink unit. Light and power. Plumbed for washing machine.

Garage 13'0" x 9'8" Metal up and over door. Light and power.

Driveway

Tarmac driveway with parking for several vehicles.

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 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.