


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(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	



2 Leaffield Court, Ballycarry, BT38 9FA

Offers in the region of: £179,950

 Reeds Rains

reedsrains.co.uk

2 Leaffield Court, Ballycarry, Carrickfergus

Description

Superb semi detached family home situated within a small cul-de-sac with exceptional views from the rear over surrounding countryside. The modern internal finish offers lounge, contemporary fitted kitchen/dining area with French doors to rear garden, three first floor bedrooms - master bedroom with en-suite and white bathroom suite. This energy efficient home boasts an oil fired central heating system and double glazed windows. Situated on a prime site with beautiful open aspect to the rear this is an ideal home suited to a wide range of prospective purchasers whether it be first or second time buyers or those looking to downsize.

Entrance Hall

Laminate wooden floor.

Cloakroom/WC

WC and wash hand basin. Tiled floor.

Lounge

16'9" x 11'2" (5.1m x 3.4m)
Laminate wooden floor.

Kitchen/Dining Area

18'3" x 10'9" (5.56m x 3.28m)
Modern range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Integrated fridge/freezer and dishwasher. Built in hob and oven. Tiled floor. PVC double glazed French doors to rear garden.

First Floor Landing

Master Bedroom

15' x 10'3" (4.57m x 3.12m)

En-Suite Shower Room

Shower cubicle with wall mounted thermostatically controlled shower, wash hand basin and low flush wc. Tiled floor.

Bedroom 2

12' x 10'3" (3.66m x 3.12m)

Bedroom 3

9'8" x 7'4" (2.95m x 2.24m)

Bathroom

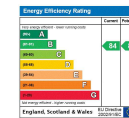
White suite comprising 'P' shaped panelled bath with shower over, pedestal wash hand basin and low flush wc.

Front Garden

Laid in lawn. Tarmac driveway.

Rear Garden

Paved patio area and lawn. Exceptional views over surrounding countryside.



For full EPC please contact the branch.

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All Measurements are Approximate.

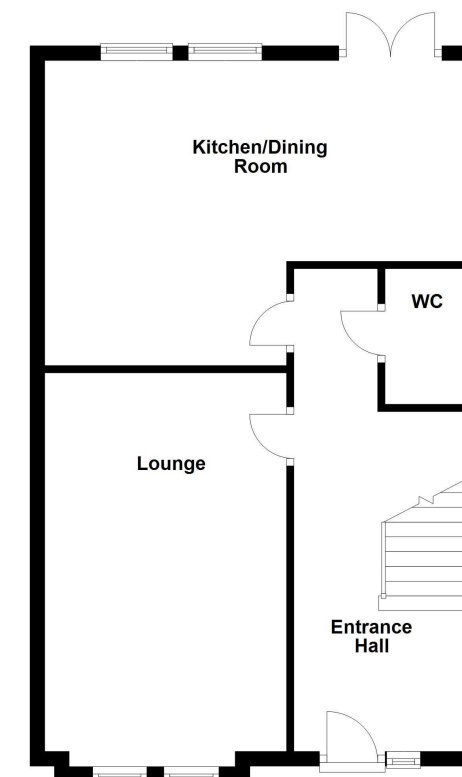
Laser Tape Clause

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.

Ground Floor



First Floor

