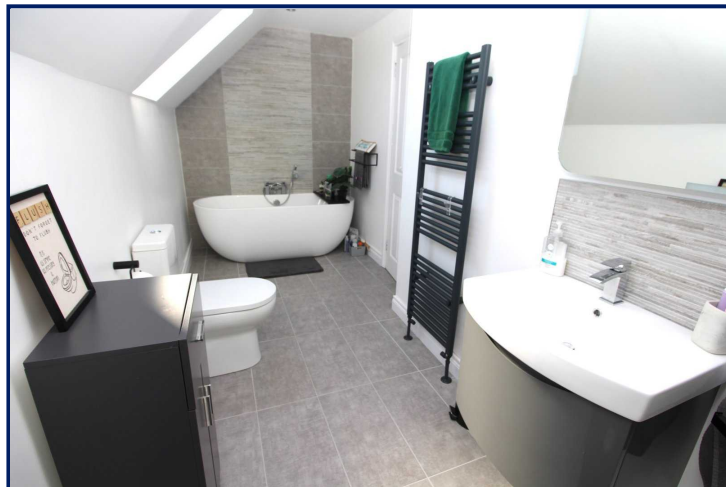




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



11 Plantation Drive, Carrickfergus,
BT38 9RF

**Offers in the region of:
£239,950**

 **Reeds Rains**

reedsrains.co.uk

11 Plantation Drive, Carrickfergus

Exceptional detached villa with a modern interior ideal for today's growing family. Situated on an excellent corner site the well planned interior offers versatile accommodation.

Entrance Hall

Laminate wooden floor.

Cloakroom/WC

WC and sink unit. Laminate wooden floor.

Lounge

19' x 12' (5.8m x 3.66m)

Feature log burning stove with granite hearth and mantle over. Laminate wooden floor.

Family Room/Bedroom 4

12'8" x 10'3" (3.86m x 3.12m)

Laminate wooden floor.

Kitchen/Dining Area

19'4" x 11'8" (5.9m x 3.56m)

Modern range of fitted high and low level units. One and a half bowl sink unit with drainer. Extractor fan. Spotlights. PVC double glazed French door to rear garden. Tiled floor.

Utility Area

Fitted units.

First Floor Landing

Bedroom 1

12'7" x 10'3" (3.84m x 3.12m)

Bedroom 2

11'7" x 9'8" (3.53m x 2.95m)

Bedroom 3

11'6" x 8'5" (3.5m x 2.57m)

Bathroom

Deluxe four piece white suite comprising bath with shower attachment, walk in shower area with rainhead shower and shower attachment, vanity unit and low flush wc. Heated towel rail. Part tiled walls and tiled floor. Spotlights.

Front Garden

Laid in lawn.

Rear & Side Garden

Low maintenance enclosed rear garden laid in paving. Side garden laid in lawn.

Detached Garage

18'4" x 10'7" (5.6m x 3.23m)

Metal up and over door. Light and power.

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 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.