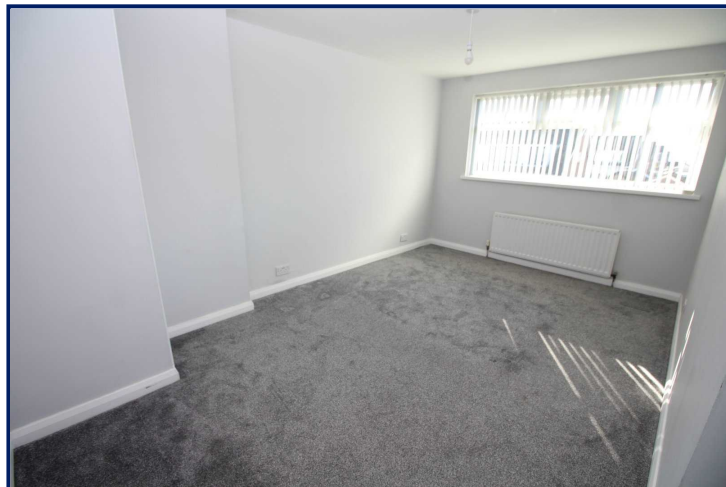


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



34 Cormorant Park, Carrickfergus,  
BT38 7RS

Offers in the region of:  
£147,950

 Reeds Rains

reedsrains.co.uk

## 34 Cormorant Park, Carrickfergus

Semi detached property situated in a well regarded location close to local secondary schools and local shopping facilities. An ideal starter home with no ongoing chain an early viewing comes highly recommended.

### Entrance Hall

PVC front door.

### Lounge

15'8" x 11'2" (4.78m x 3.4m)

Laminate wooden floor.

### Kitchen

13'3" x 9'1" (4.04m x 2.77m)

Modern range of fitted high and low level units.

Built in hob and oven. Extractor fan.

Integrated microwave and built in washing machine. Spotlights. Open through to:

### Dining Area

8'1" x 8'1" (2.46m x 2.46m)

### First Floor Landing

#### Bedroom 1

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

#### Bedroom 2

10'3" x 8'6" (3.12m x 2.6m)

#### Bedroom 3

9'9" x 7'7" (2.97m x 2.3m)

### Bathroom

Superb white suite comprising bath with rainhead shower and shower attachment, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor. Heated towel rail. Spotlights. Extractor fan.

### Front Garden

Laid in lawn.

### Enclosed Rear Garden

Laid in bark.

### 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 Carnmoney 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.

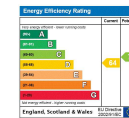
All Measurements are Approximate.

#### 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.