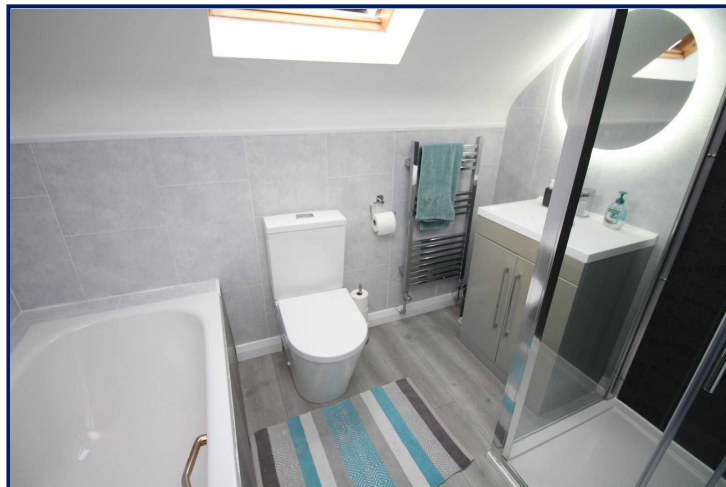




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Bluefield Park, Carrickfergus,
BT38 7XF

**Offers in the region of:
£210,000**

Reeds Rains

reedsrains.co.uk

4 Bluefield Park, Carrickfergus

Stunning detached villa situated within a cul-de-sac in a convenient location close to local schooling. Ideally suited to both the first time buyer and young family/

Entrance Hall

Tiled floor. Understair storage cupboard.

Cloakroom/WC

WC and vanity unit. Tiled floor.

Lounge

16'3" x 14'2" (4.95m x 4.32m)

Feature marble surround fireplace with tiled inset and hearth incorporating an open fire. Laminate wooden floor.

Kitchen/Dining Area

23'6" x 16'2" (7.16m x 4.93m)

Modern range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Centre island with built in hob. Extractor fan. Eye level oven. Feature wall mounted radiator. Tiled floor. Spotlights. Square arch through to:

Conservatory

10'9" x 7'9" (3.28m x 2.36m)

PVC double glazed windows and door to rear garden. Radiator. Tiled floor.

First Floor Landing

Main Bedroom

11'6" x 11'8" (3.5m x 3.56m)

Attractive wall panelling. Walk in dressing area with built in robe and matching shelving.

Bedroom 2

18'3" x 9'7" (5.56m x 2.92m)

Eaves storage.

Bathroom

Luxury four piece white suite comprising panelled, separate shower cubicle with wall mounted electric shower, vanity unit and low flush wc. PVC wall panelling. Heated towelrail.

Front Garden

Laid in lawn.

Rear Garden

Low maintenance enclosed rear garden with decking and imitation grass.

Detached Garage

17'8" x 10'5" (5.38m x 3.18m)

Roller door.

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.

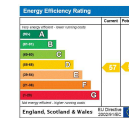
All Measurements are Approximate.

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.