



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



21 Town Park, Carrickfergus,
BT38 8FG

Asking Price: £160,000

Reeds Rains

reedsrains.co.uk

21 Town Park, Carrickfergus

Semi detached property with no ongoing. Situated within a cul-de-sac close to a host of amenities including local primary schools, shopping facilities and transport links. Internal viewing is via appointment with Reeds Rains on 02893 351727.

Entrance Hall

Tiled floor.

Cloakroom/WC

WC and wash hand basin. Tiled floor.

Lounge

17'1" x 11'4" (5.2m x 3.45m)

Fireplace with tiled inset and hearth incorporating an open fire. Laminate wooden floor. Square arch to:

Dining Area

11'5" x 10'8" (3.48m x 3.25m)

Laminate wooden floor. Open through to:

Conservatory

16'8" x 10'3" (5.08m x 3.12m)

PVC double glazed windows and French doors to rear garden. Laminate wooden floor. Two radiators.

Kitchen

20'5" x 9'5" (6.22m x 2.87m)

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and oven. Integrated fridge. Extractor fan. Part tiled walls and tiled floor. Understair storage.

First Floor Landing

Bedroom 1

16'4" x 11'5" (4.98m x 3.48m)

Bedroom 2

11'5" x 8'7" (3.48m x 2.62m)

Bedroom 3

9'7" x 8'9" (2.92m x 2.67m)

Bathroom

White suite comprising panelled bath, separate shower cubicle with wall mounted electric shower, pedestal wash hand basin and low flush wc. Tiled walls. Spotlights.

Front Garden

Laid in lawn.

Large Enclosed Rear Garden

Detached Garage

18'8" x 18'5" (5.7m x 5.61m)

Roller door. Light and power.

Driveway Parking

Services & Appliances

Please note the property is bought as seen and we have not tested any services or appliances.

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.

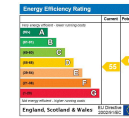
All Measurements are Approximate.

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.