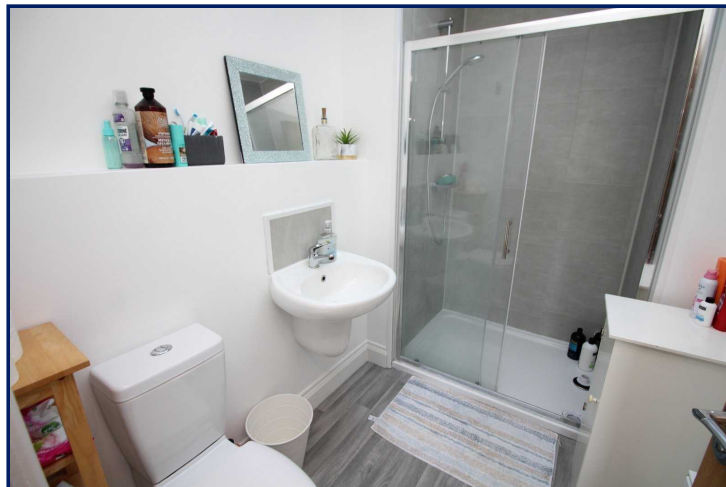




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



268 Larne Road, Carrickfergus,
County Antrim, BT38 9BN

**Offers in the region of:
£169,950**

 **Reeds Rains**

reedsrains.co.uk

268 Larne Road, Carrickfergus

Attractive townhouse offering ideal an idea opportunity for the first time buyer to enter onto the housing ladder. Situated within a small select development with ease of access onto the main Belfast & Larne line and just a short walk to local primary school, shop and take away services.

Entrance Hall

Cloakroom/WC

WC and wash hand basin. Tiled floor.

Lounge

15'5" x 12'4" (4.7m x 3.76m)
Gas fire. Laminate wooden floor.

Kitchen/Dining Area

22'8" x 10'4" (6.9m x 3.15m)
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 washer/dryer. Built in gas hob and electric oven. Spotlights. PVC double glazed French doors to rear garden.

First Floor Landing

Master Bedroom

14'2" x 10'1" (4.32m x 3.07m)

En-Suite Shower Room

White suite comprising shower cubicle with wall mounted thermostatically controlled shower, sink unit and low flush wc. PVC wall panelling.

Bedroom 2

11'5" x 10'5" (3.48m x 3.18m)
Built in storage cupboard.

Bedroom 3

11'8" x 8'5" (3.56m x 2.57m)

Bathroom

White suite comprising panelled bath, wash hand basin and low flush wc. Spotlights.

Roofspace

Pull down ladder.

Small Front Garden

Laid in small stones.

Rear Garden

Low maintenance rear garden well enclosed and laid in small stones with paved patio area. Open aspect to the rear overlooking surrounding countryside. Garden shed.

Communal Parking Area To The Front

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: **The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>**

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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.

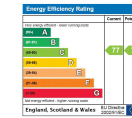
All Measurements are Approximate.

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.