



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>	<b>67</b>	<b>67</b>
(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	



15 Bluefield Road, Carrickfergus

**Offers in the region of:  
£179,950**

 **Reeds Rains**

reedsrains.co.uk



15 Bluefield Road, Carrickfergus  
Offers in the region of: £179,950

For sale by Reeds Rains Estate Agents,  
Carrickfergus via the iamsold Bidding Platform

### Entrance Hall

#### Lounge

19'5" x 11'7" (5.92m x 3.53m)

Mahogany surround fireplace with marble inset and hearth incorporating a gas fire (not tested).

#### Bedroom / Study

10'8" x 8'5" (3.25m x 2.57m)

#### Kitchen

16'6" x 11'6" (5.03m x 3.5m)

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Stainless steel extractor hood.

#### Utility Room

#### Family Room

13'7" x 12'11" (4.14m x 3.94m)

#### Conservatory

10'8" x 10'7" (3.25m x 3.23m)

Ceramic tiled floor. Double doors to rear garden.

### First Floor

#### Bedroom 1

21'9" x 12'1" (6.63m x 3.68m)

#### Bedroom 2

21'7" x 9'8" (6.58m x 2.95m)

#### Bedroom 3

20'9" x 10'8" (6.32m x 3.25m)

#### Bathroom

Suite comprising panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls.

#### Corner Site

Situated on a corner site laid in lawn with a variety of plants and shrubs. Paved patio area to the rear. Driveway parking.

#### Attached Garage

19'9" x 9'8" (6.02m x 2.95m)

Metal up and over door. Light and power.

Gas boiler.

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  
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.

For full EPC please contact the branch.