



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	73
(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	



5 The Old Boatyard, Carrickfergus,
BT38 7XY

**Offers in the region of:
£179,950**

 **Reeds Rains**

reedsrains.co.uk

5 The Old Boatyard, Carrickfergus

Modern three storey townhouse situated in a small select development affording ease of access to many amenities including beach, local shopping facilities, primary school, bus and train route. An ideal opportunity to acquire a stylish home ideal for young families and professionals alike. Situated in a well regarded location, internal viewing comes highly recommended.

Ground Floor

Understair storage.

Cloakroom/WC

WC and sink unit. Tiled floor.

Bedroom 4 / Family Room / Study

11'10" x 9'9" (3.6m x 2.97m)

Double glazed patio door to rear garden.

Utility Room

Fitted unit, single drainer stainless steel sink unit with mixer tap. Gas fired central heating boiler house. Door to rear garden.

First Floor Landing

Lounge

17'6" x 10'11" (5.33m x 3.33m)

Gas fire with granite hearth. Double doors to:

Kitchen/Dining Area

17'10" x 13'2" (5.44m x 4.01m)

Modern range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in gas hob and electric under oven. Extractor fan. Integrated dishwasher and fridge/freezer. Part tiled walls. Spotlights. Tiled floor in kitchen area.

Second Floor

Master Bedroom

14'6" x 10'9" (4.42m x 3.28m)

En-Suite Shower Room

White suite comprising shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Part panelled walls and tiled floor.

Bedroom 2

13'4" x 10'8" (4.06m x 3.25m)

Bedroom 3

9'6" x 6'9" (2.9m x 2.06m)

Bathroom

White suite comprising panelled bath with wall mounted thermostatically controlled shower, sink unit and low flush wc. Part tiled walls and tiled floor. Velux double glazed window. Storage cupboard.

Integral Garage

16'10" x 10'8" (5.13m x 3.25m)

Roller door. Light and power.

Front Garden

Paved to front.

Rear Rear Garden

Private well enclosed rear garden with paved patio area and shed.

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.