



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



27A Crossgreen, Carrickfergus,
BT38 8DN

Offers in the region of:
£225,000

 Reeds Rains

reedsrains.co.uk

27A Crossgreen, Carrickfergus

Description

Attractive red brick detached chalet bungalow situated within a cul-de-sac in a small select development. Positioned just a short walk to local train station, shopping facilities and Tesco store. The deceptive internal accommodation offers flexible family living presently used as two separate reception rooms, four bedrooms - two master bedrooms with en-suite shower room, fitted kitchen and ground floor bathroom. Benefiting from an oil fired central heating system and double glazed windows. Externally there is a well enclosed private rear garden with detached matching garage. An internal viewing comes recommended and can be scheduled through Reeds Rains on 02893 351727.

Entrance Hall

Tiled floor. Understair storage.

Lounge

18'5" x 11'9" (5.61m x 3.58m)
Feature floor to ceiling brick fireplace incorporating an open fire.

Family Room

19'4" x 10' (5.9m x 3.05m)
Laminate wooden floor.

Kitchen

17'3" x 9'9" (5.26m x 2.97m)
Excellent range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan.
Dishwasher. Tiled floor.

Utility Room

Fitted units. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Door to rear garden.

Family Room

19'4" x 10' (5.9m x 3.05m)
Laminate wooden floor.

Bathroom

White suite comprising bath with telephone hand shower, pedestal wash hand basin and low flush wc. Part tiled walls. Built in hotpress.

Master Bedroom

12'6" x 12'1" (3.8m x 3.68m)
Built in robes. Laminate wooden floor.

En-Suite Shower Room

Shower cubicle with wall mounted Mira electric shower, vanity unit and low flush wc.

First Floor

Eaves storage.

Master Bedroom 2

13'7" x 10' (4.14m x 3.05m)

En-Suite Shower Room

Shower area with PVC wall panelling and shower attachment, sink unit and low flush wc. Part tiled walls and tiled floor.

Bedroom 3

12'1" x 7'8" (3.68m x 2.34m)
Laminate wooden floor.

Bedroom 4

15'3" x 7'5" (4.65m x 2.26m)
Eaves storage.

Front Garden

Laid in small stones.

Rear Garden

Low maintenance enclosed rear garden laid in paving. Large raised decked area.

Good Driveway Parking

Detached Garage

19'1" x 11' (5.82m x 3.35m)
Roller door. Light and power.

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.

