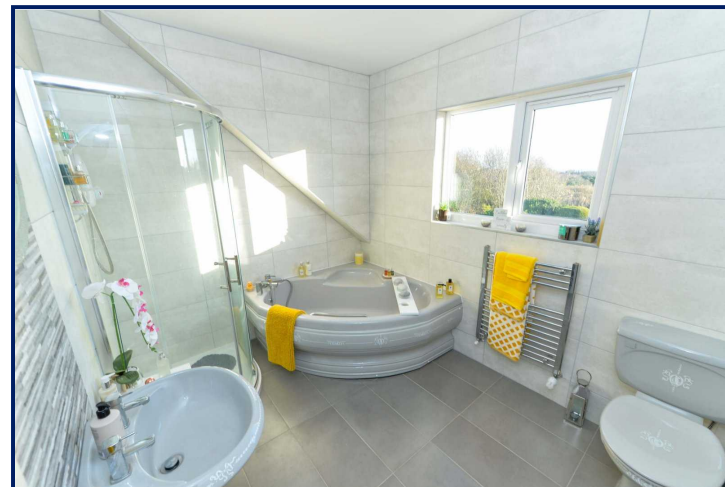


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>62</b>
(39-54)	<b>E</b>	<b>44</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



119 Larne Road, Carrickfergus,  
BT38 7NN

Offers in the region of:  
**£275,000**

Reeds Rains

reedsrains.co.uk

119 Larne Road, Carrickfergus

### Description

Beautifully presented detached villa situated on an exceptional site with large private rear garden. Situated in a convenient location close to local shopping facilities, primary school and bus route this home is a credit to its present owners and must be viewed to appreciate the high standard of finish throughout. The well planned interior offers spacious lounge, dining room, sun lounge, excellent fitted kitchen, utility room, three well proportioned bedrooms - master bedroom with en-suite and family bathroom. Boasting an oil fired central heating system, double glazed windows and integral garage / storage area. Externally there is good parking to the front and large private rear garden ideal for entertaining in the summer months.

### Entrance Porch

### Lounge

17' x 15'1" (5.18m x 4.6m)  
Fireplace piped for gas. Understair storage. Spotlights. Tiled floor. Double glazed doors to:

### Dining Room

11'5" x 10'2" (3.48m x 3.1m)  
Double doors to:

### Sun Lounge

18'9" x 9'8" (5.72m x 2.95m)  
PVC double glazed French doors to rear garden. Tiled floor.

### Kitchen

11'7" x 10'1" (3.53m x 3.07m)  
Contemporary range of fitted high and low level units. One and a half bowl sink unit with mixer tap. Part tiled walls and tiled floor.

### Utility Room

Fitted units. Single drainer sink unit with mixer tap. Door to rear garden.

### Cloakroom/WC

WC and wash hand basin. Part tiled walls and tiled floor.

### First Floor Landing

### Master Bedroom

16'6" x 10'6" (5.03m x 3.2m)  
Range of fitted robes with matching drawers and storage.

### En-Suite Shower Room

White suite comprising shower cubicle with wall mounted Mira electric shower, vanity unit and low flush wc. Tiled walls and floor.

### Bedroom 2

11'4" x 10'2" (3.45m x 3.1m)  
Range of fitted robes with mirrored doors. Under eaves storage.

### Bedroom 3

10'3" x 10'2" (3.12m x 3.1m)  
Laminate wooden floor. Velux double glazed windows.

### Bathroom

Deluxe four piece suite comprising corner bath, separate shower cubicle with wall mounted Mira electric shower, pedestal wash hand basin and low flush wc. Tiled walls and floor.

### Integral Garage/Store Room

20'5" x 9'10" (6.22m x 3m)

### Front Garden

Laid in lawn and pavior brick driveway parking area.

### Rear Garden

Extensive private rear garden laid in lawn with pavior brick patio and paved patio area bordered with hedges and mature trees.

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.

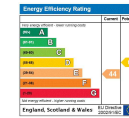
All Measurements are Approximate.

### 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.

