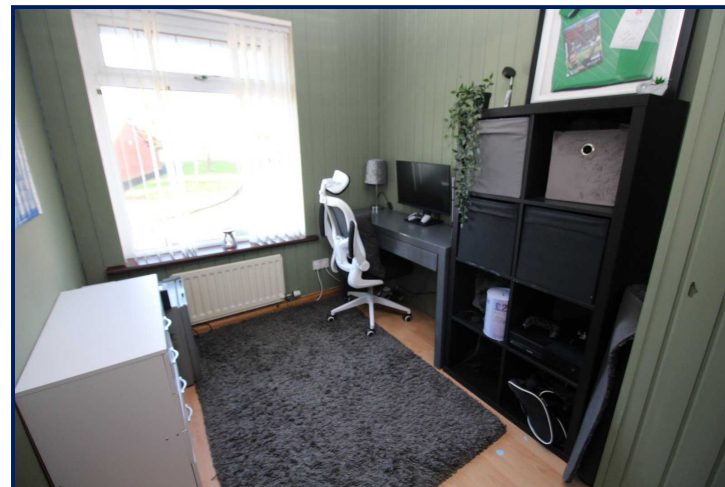
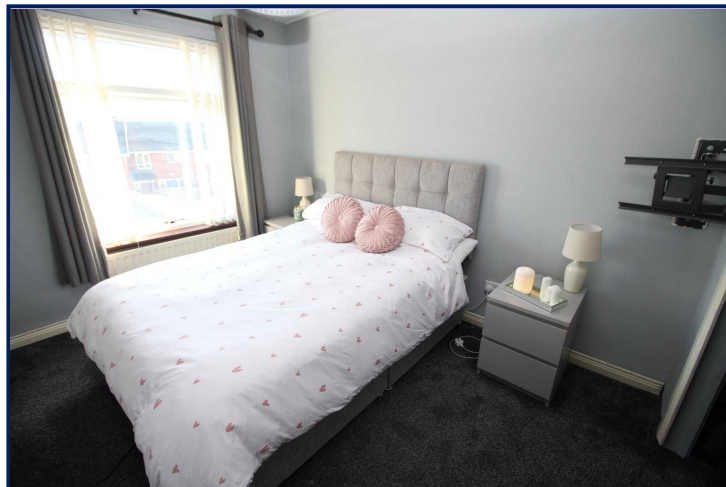




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



24 Dunluskin Gardens,
Carrickfergus, BT38 7JD

Offers in excess of: £119,950

 Reeds Rains

reedsrains.co.uk

24 Dunluskin Gardens, Carrickfergus

Description

Red brick mid terrace in a popular location ideally suited to the first time buyer. Well presented internally the accommodation offers lounge incorporating an open fire, well fitted kitchen/dining area, ground floor bathroom, three first floor bedrooms and first floor shower room. The property benefits from an oil fired central heating system, double glazed windows and well enclosed low maintenance rear garden. Situated close to local shopping facilities and schooling we anticipate a high level of interest and would strongly urge an early appointment to view.

Entrance Hall

Lounge

15'8" x 12'5" (4.78m x 3.78m)

Feature carved wood surround fireplace with inset and tiled hearth incorporating an open fire.

Inner Hall

Kitchen/Dining Area

15'8" x 10'7" (4.78m x 3.23m)

Range of fitted high and low level units.

Single drainer sink unit with mixer tap.

Extractor fan. Spotlights. Laminate wooden

floor. Understair storage area.

Rear Hall

Door to rear garden.

Ground Floor Bathroom

White suite comprising panelled bath, pedestal wash hand basin and low flush wc. Heated towel rail.

First Floor

Bedroom 1

10'7" x 8'4" (3.23m x 2.54m)

Walk in robe.

Bedroom 2

12'4" x 8'7" (3.76m x 2.62m)

Bedroom 3

9'6" x 6'8" (2.9m x 2.03m)

Shower Room

Shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Tiled walls.

Parking Area To The Front

Off street parking area.

Enclosed Rear Garden

Laid in paving.

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/c> 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.

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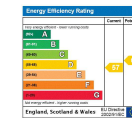
All Measurements are Approximate.

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.