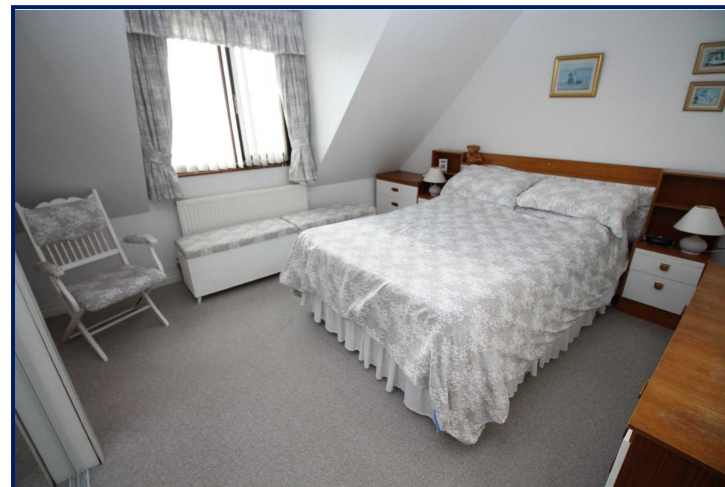
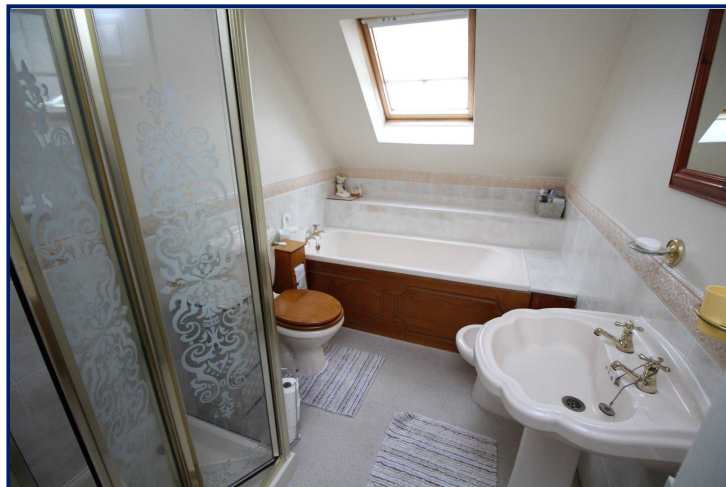




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	<b>72</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



28 Loughview Avenue,  
Carrickfergus, BT38 7PE

**Offers in the region of:  
£229,950**

 **Reeds Rains**

reedsrains.co.uk

28 Loughview Avenue, Carrickfergus,

### Description

Attractive red brick detached property with far reaching views over Belfast Lough towards the Co. Down coastline and Carrickfergus Castle. Ideally suited to both the young family or those wishing to downsize the well planned interior offers fitted kitchen, utility room, two separate reception rooms plus conservatory, ground floor shower room, three generous bedrooms - one with balcony boasting exceptional views and a four piece white bathroom suite. Benefiting from a gas fired central heating system, double glazed windows and detached matching garage. An internal viewing comes recommending and can be scheduled through Reeds Rains on 02893 351727.

### Entrance Hall

### Shower Room

Shower cubicle with wall mounted Redring electric shower, pedestal wash hand basin and low flush wc.

### Lounge

15'1" x 13'8" (4.6m x 4.17m)  
Exceptional sea views. Carved fireplace with gas fire inset. Double doors to:

### Dining Room

11'7" x 9'9" (3.53m x 2.97m)  
Double glazed patio doors to:

### Conservatory

French doors to rear garden. Superb views over Belfast Lough and the Co. Down coastline.

### Kitchen

15'6" x 11'5" (4.72m x 3.48m)  
Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Canopy with extractor fan. Built in hob, eye level oven and grill.

### Inner Hall

### Utility Room

Range of fitted units. Single drainer stainless steel sink unit with mixer tap.

### First Floor Landing

### Bedroom 1

13'5" x 11'6" (4.1m x 3.5m)  
Fitted robes with mirrored sliding doors. Exceptional uninterrupted sea views.

### Bedroom 2

11'7" x 9'7" (3.53m x 2.92m)  
Laminate wooden floor. Door to balcony.

### Balcony

Far reaching views over Belfast Lough towards the Co. Down coastline and Carrickfergus castle.

### Bedroom 3

12'6" x 9'2" (3.8m x 2.8m)  
Fitted robes with mirrored sliding doors.

### Bathroom

Four piece suite comprising panelled bath, separate shower cubicle with wall mounted Mira electric shower, wash hand basin and low flush wc. Part tiled walls.

### Front Garden

Laid in lawn with excellent sea views.

### Rear Garden

Tarmac driveway with good parking facilities.

### Detached Garage

## 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/uksi/2017/692/c/ontents>

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.

For full EPC please contact the branch.

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 Favscio 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.

