

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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	



256 Larne Road, Carrickfergus,
BT38 9BN

Offers in excess of: £210,000

 Reeds Rains

reedsrains.co.uk

256 Larne Road, Carrickfergus

This stylish detached property offers a stunning modern interior with little to do but simply move in. Positioned in a small select development with ease of access to both Belfast & Larne this is a most appealing home for both the first time buyer and young families alike. An internal viewing will not disappoint.

Entrance Hall

Tiled floor. Understair storage.

Cloakroom/WC

WC and wash hand basin. Tiled floor.

Lounge

15'5" x 13' (4.7m x 3.96m)

Feature wall mounted gas fire. Laminate wooden floor.

Kitchen/Dining Area

22'9" x 10'4" (6.93m x 3.15m)

Modern range of fitted high and low level units. Single drainer sink unit. Integrated fridge/freezer. Built in hob and electric oven. Integrated dishwasher. Extractor fan. Part tiled walls and tiled floor. Spotlights. Double glazed French doors to rear garden.

First Floor Landing

Master Bedroom

14'3"x 9'7" (4.34mx 2.92m)

En-Suite Shower Room

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

Bedroom 2

10'5" x 9'3" (3.18m x 2.82m)

Built in robes.

Bedroom 3

11'4" x 8'7" (3.45m x 2.62m)

Bathroom

Superb white suite comprising wood panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor. Spotlights.

Front Garden

Low maintenance front garden laid in paving and bark.

Enclosed Rear Garden

Private rear garden laid in lawn with paved patio area. Electric socket.

Driveway Parking

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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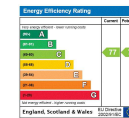
All Measurements

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.

