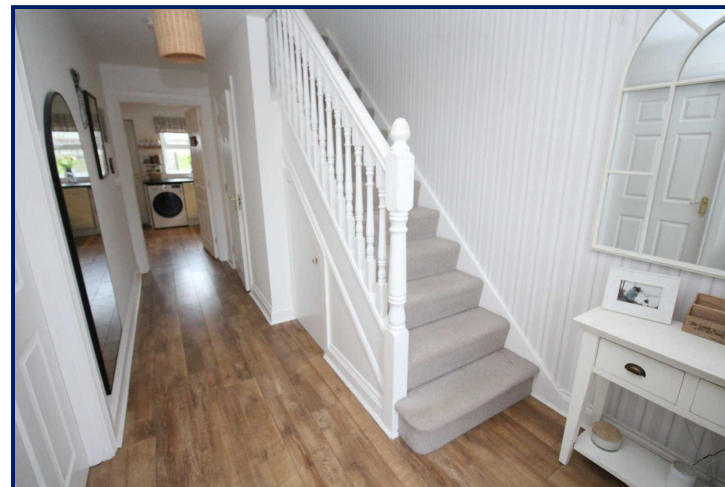




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



3 Leaffield Park, Ballycarry,
Carrickfergus, BT38 9PR

**Offers in the region of:
£169,950**

 **Reeds Rains**

reedsrains.co.uk

3 Leafield Park, Ballycarry, Carrickfergus

Description

Exceptionally well presented semi detached property ideally suited to the first time buyer. Situated close to Ballycarry and primary school the spacious interior offers lounge with feature sliding barn door to dining area, excellent fitted kitchen, three bedrooms and a superb white bathroom suite. The property boasts an oil fired central heating system and double glazed windows. Externally there is good driveway parking and a well enclosed rear garden. An internal viewing is strongly advisable and we would urge a personal viewing appointment.

Entrance Hall

Laminate wooden floor.

Cloakroom/WC

WC and wash hand basin. Laminate wood floor.

Lounge

18' x 14'6" (5.49m x 4.42m)
Carved surround fireplace with tiled inset and slate hearth incorporating an open fire. Feature book shelf with storage below. Laminate wooden floor. Sliding barn door to:

Dining Room

11'1" x 11'1" (3.38m x 3.38m)
PVC double glazed French doors to rear garden.

Kitchen

11'2" x 10'5" (3.4m x 3.18m)
Excellent range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and oven. Integrated fridge/freezer. Extractor fan. Laminate wooden floor. Part tiled walls.

First Floor Landing

Bedroom 1

13'6" x 11'5" (4.11m x 3.48m)
Laminate wood floor.

Bedroom 2

11'4" x 11'2" (3.45m x 3.4m)
Fitted robes with sliding doors. Laminate wood floor.

Bedroom 3

11' x 8'6" (3.35m x 2.6m)
Laminate wood floor.

Bathroom

Modern white bathroom suite comprising wood panelled bath with rain head shower and shower attachment, wash hand basin and low flush wc. Part tiled walls and tiled floor.

Front Garden

Laid in lawn.

Rear Garden

Well enclosed rear garden laid in lawn with paved patio area. Garden shed with light and power. Covered wooden pergola.

Driveway Parking

Parking for two cars.

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/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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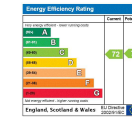
All Measurements are Approximate.

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.

