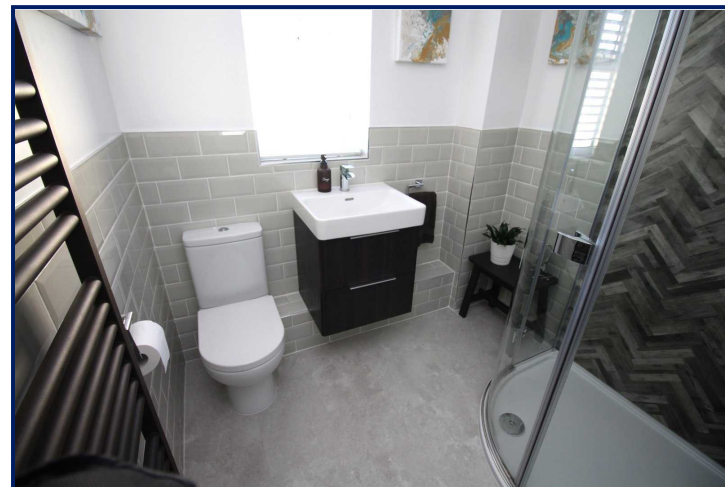
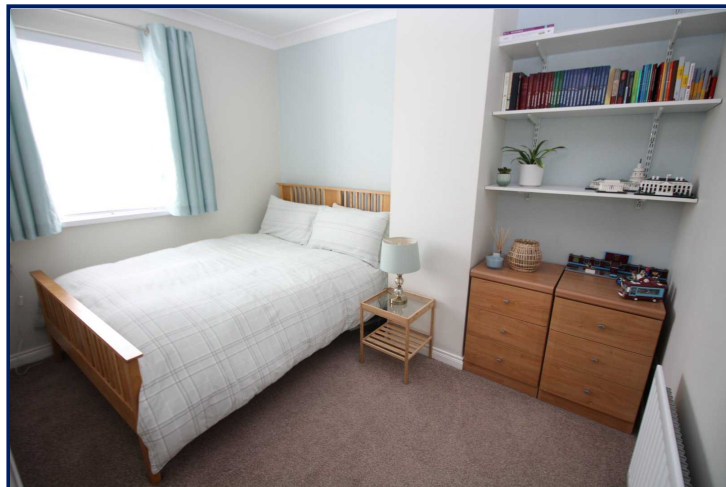





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



14 Maritime Drive, Carrickfergus,
BT38 8GQ

**Offers in the region of:
£179,950**

 **Reeds Rains**

reedsrains.co.uk

14 Maritime Drive, Carrickfergus

Description

Stunning townhouse situated at picturesque Carrickfergus Marina with beautiful promenade walk, shopping facilities and restaurants all on your doorstep. A credit to its present owner the impressive interior offers lounge through to dining area, excellent fitted kitchen, three first floor bedrooms and a modern shower room. Boasting a gas fired central heating system, double glazed windows and well enclosed rear garden. The location coupled with the standard of finish is sure to create a high level of interest and we would therefore recommend an early viewing appointment.

Entrance Hall

Wood strip floor.

Lounge

14'8" x 13'1" (4.47m x 4m)

Wood strip floor. Understair storage. Arch to:

Dining Area

8'9" x 7'6" (2.67m x 2.29m)

Wood strip floor.

Kitchen

9'2" x 8'4" (2.8m x 2.54m)

Excellent range of fitted high and low level units. Built in hob and oven. Sink unit with drainer. Integrated fridge/freezer, washing machine and dishwasher. Concealed extractor fan. Part tiled walls and tiled floor.

First Floor Landing

Bedroom 1

11' x 9'6" (3.35m x 2.9m)

Built in robe.

Bedroom 2

10'7" x 9'5" (3.23m x 2.87m)

Built in robe.

Bedroom 3

8'2" x 7'5" (2.5m x 2.26m)

Built in storage cupboard.

Shower Room

Contemporary white suite comprising walk in PVC panelled shower with wall mounted shower attachment, vanity unit and low flush wc. Heated towel rail.

Enclosed Rear Garden

Low maintenance 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/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.

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.

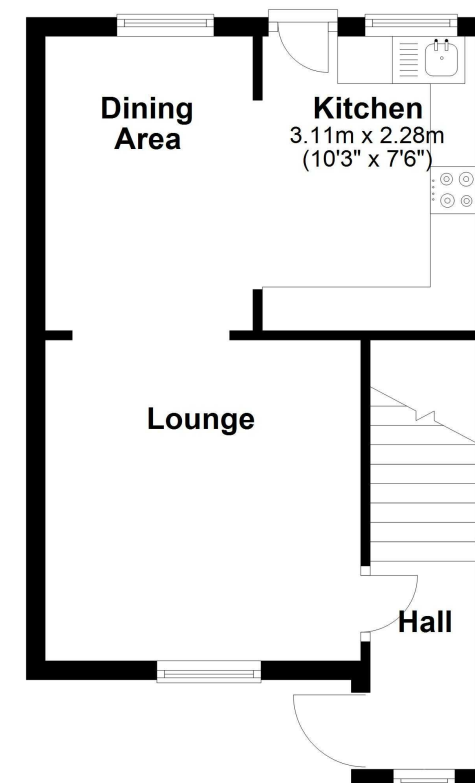
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch.

Ground Floor



First Floor

