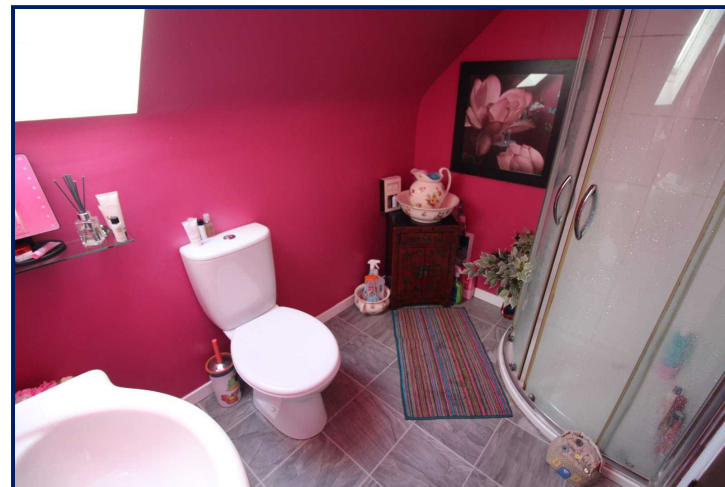





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



34 Trailcock Road, Carrickfergus,
BT38 7NU

Offers in the region of:
£225,000

 Reeds Rains

reedsrains.co.uk

34 Trailcock Road, Carrickfergus

Description

Attractive red brick detached chalet bungalow situated on an extensive corner site offering ideal family accommodation. The internal layout offers spacious lounge, separate dining room, fitted kitchen, ground floor bedroom and bathroom and a further two bedrooms plus shower room on the first floor. Boasting a gas fired central heating system, double glazed windows and attached garage. Just a short walk to local bus route and schooling an internal viewing can be scheduled through Reeds Rains on 02893 351727.

Entrance Hall

Tiled floor.

Lounge

15'3" x 11'3" (4.65m x 3.43m)

Tiled fireplace and hearth incorporating an open fire. Double doors to dining room.

Kitchen

14'2" x 9'2" (4.32m x 2.8m)

Range of fitted high and low level units. Built in hob and oven. Extractor fan. One and a half bowl stainless steel sink unit with mixer tap. Part tiled walls and tiled floor.

Dining Room

13'1" x 11'1" (4m x 3.38m)

Double glazed French doors to rear garden. Tiled floor.

Bedroom 1

10'4" x 9'8" (3.15m x 2.95m)

Bathroom

White suite comprising panelled bath with rain head shower and shower attachment, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor.

First Floor Landing

Bedroom 2

12' x 11'1" (3.66m x 3.38m)

Built in robes with mirrored sliding doors. Laminate wooden floor.

Shower Room

Shower cubicle with wall mounted shower, vanity unit and low flush wc. Part tiled walls. Heated towel rail.

Bedroom 3

15'9" x 9'7" (4.8m x 2.9m)

Extensive Corner Site

Front garden laid in lawn. Rear garden with a variety of plants and shrubs. Large parking area to the side for several vehicles.

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 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.