



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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	



9 Windmill Court, Carrickfergus,
BT38 8ZW

Offers in the region of:
£240,000

 **Reeds Rains**

reedsrains.co.uk

9 Windmill Court, Carrickfergus

Description

Attractive detached property situated in a most convenient location within a small select development. Internally the property boasts a modern internal finish comprising lounge with double doors through to spacious kitchen/dining area, three bedrooms - master bedroom with contemporary en-suite and a four piece bathroom suite. The property boasts a gas fired central heating system, double glazed windows and attached garage. Externally there is a private rear garden with covered BBQ area. Just a short walk to Carrickfergus town centre, primary school, cinema and picturesque marina. This home will not disappoint, an internal viewing is highly advisable.

Entrance Porch

Tiled floor.

Entrance Hall

Tiled floor.

Cloakroom/WC

Vanity unit and low flush wc. Part tiled walls and tiled floor.

Lounge

15'3" x 11'6" (4.65m x 3.5m)

Tiled floor. Double doors to:

Kitchen/Dining Area

20'9" x 18'9" (6.32m x 5.72m)

Modern range of fitted high and low level units. Built in gas hob, electric oven and grill. Extractor fan. One and a half bowl stainless steel sink unit with mixer tap. Storage cupboard. Tiled floor. Spotlights. PVC double glazed French doors to rear garden.

First Floor Landing

Master Bedroom

12'3" x 10'9" (3.73m x 3.28m)

En-Suite Shower Room

Contemporary walk in shower with rain head shower and shower attachment, sink unit and low flush wc. Tiled walls and floor. Heated towel rail. Heated tiled floor.

Bedroom 2

11'9" x 11'1" (3.58m x 3.38m)

Bedroom 3

8'5" x 7'7" (2.57m x 2.3m)

Bathroom

Four piece white suite comprising panelled bath, shower cubicle with wall mounted shower, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor.

Attached Garage

19'3" x 10'8" (5.87m x 3.25m)

Automatic roller door with key fob remotes.

Light and power.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Private rear garden with paved patio area and imitation grass. Covered BBQ area with seating, power points and light. Shed with light and power (4 sockets), plumbed for washing machine and vented for tumble dryer.

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/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.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

