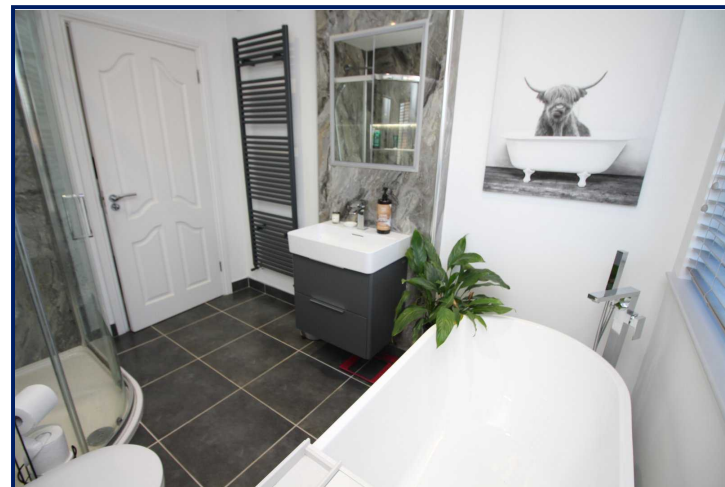



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



33 Meadow Hill, Carrickfergus,
BT38 9ER

**Offers in the region of:
£184,950**

 **Reeds Rains**

reedsrains.co.uk

33 Meadow Hill, Carrickfergus

Description

Situated in a desirable and sought after location this attractive semi detached bungalow will have appeal to both those wishing to downsize and the first time buyer. Offering a perfect blend of comfort and practicality the exceptionally well finished interior offers spacious lounge, superb kitchen/dining area including range of appliances, three bedrooms and a deluxe stylish four piece bathroom suite. The bungalow boasts a gas fired central heating system and double glazed windows. Externally there is a well enclosed rear garden and driveway parking. We would highly recommend an internal viewing appointment to avoid disappointment.

Entrance Porch

Tiled floor.

Entrance Hall

Tiled floor. Storage cupboard.

Lounge

19'9" x 12'5" (6.02m x 3.78m)
Feature tiled fireplace with hearth incorporating an open fire. Laminate wooden floor.

Kitchen/Dining Area

17'6" x 9'5" (5.33m x 2.87m)
Excellent range of fitted high and low level units. Built in five ring induction hob with eye level double oven. Canopy with extractor fan. Integrated dishwasher. Sink and vegetable basin. Part tiled walls. Laminate wooden floor. Spotlights.

Bedroom 1

11'1" x 9'5" (3.38m x 2.87m)
Laminate wooden floor.

Bedroom 2

13'4" x 9'9" (4.06m x 2.97m)

Bedroom 3

8'3" x 7'9" (2.51m x 2.36m)
Laminate wooden floor.

Bathroom

Deluxe white bathroom suite comprising bath with shower attachment, separate shower cubicle with rainhead shower and shower attachment, vanity unit and low flush wc. Tiled floor. Spotlights.

Front Garden

Laid in lawn.

Rear Garden

Well enclosed rear garden laid in lawn.

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 Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

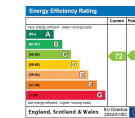
All Measurements are Approximate.

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.

