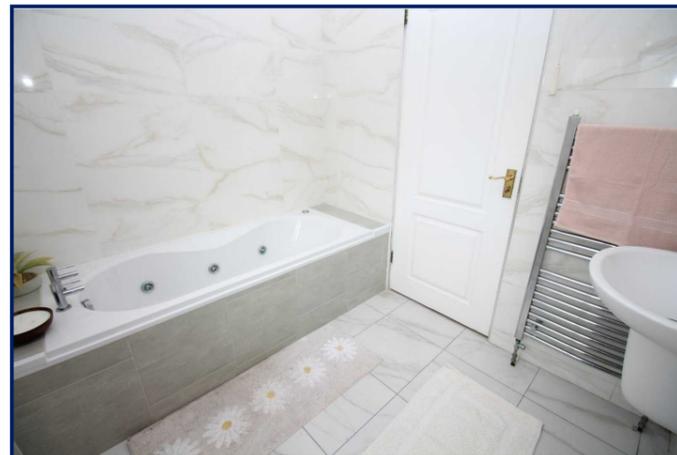
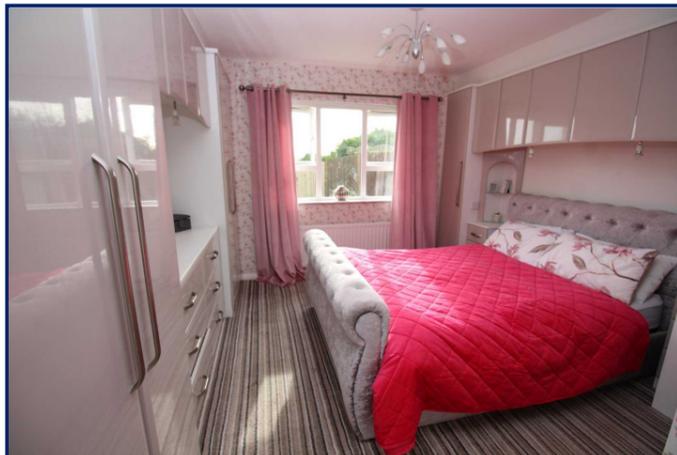




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	39	52
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



72 Broadlands, Carrickfergus,  
BT38 7BL

**Offers in excess of: £234,950**

Reeds Rains

reedsrains.co.uk

## 72 Broadlands, Carrickfergus

### Description

A most attractive detached bungalow situated on a corner site with excellent well enclosed rear garden. The beautiful interior offers adaptable living accommodation presently used as two reception rooms and three bedrooms with a modern fitted kitchen, bathroom suite with Spa style bath and master bedroom with en-suite shower room. Boasting an oil fired central heating system double glazed windows and good driveway parking. Situated in a popular residential location an internal viewing appointment is strongly advisable.

### Entrance Hall

Laminate wooden floor.

### Lounge

19' x 12'2" (5.8m x 3.7m)

Feature marble surround fireplace with granite hearth incorporating a gas fire inset. Laminate wooden floor.

### Dining Room /Bedroom 4

11'2" x 9'6" (3.4m x 2.9m)

Oak wood strip floor.

### Kitchen

15'4" x 11' (4.67m x 3.35m)

Excellent range of fitted high and low level units with granite worktops. Belfast style sink unit with mixer tap. Extractor fan. Glazed display cabinets. Spotlights.

### Master Bedroom

13'9" x 12' (4.2m x 3.66m)

Modern range of fitted robes with matching drawers and overhead storage.

### En-Suite Shower Room

White suite comprising shower cubicle with wall mounted shower, wash hand basin and low flush wc. Heated towel rail. PVC wall panelling and tiled floor.

### Bedroom 2

13'9" x 9'6" (4.2m x 2.9m)

Laminate wooden floor.

### Bedroom 3

9'9" x 8'6" (2.97m x 2.6m)

Laminate wooden floor.

### Bathroom

Luxury white suite comprising Spa style bath, wash hand basin and low flush wc. Tiled walls and floor.

### Extensive Corner Site

Situated on a large corner site laid in lawn with enclosed rear garden. Excellent driveway parking to the side.

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.

