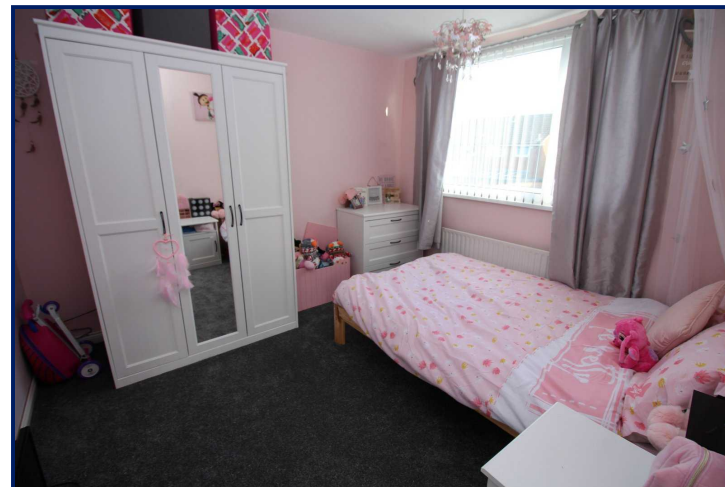
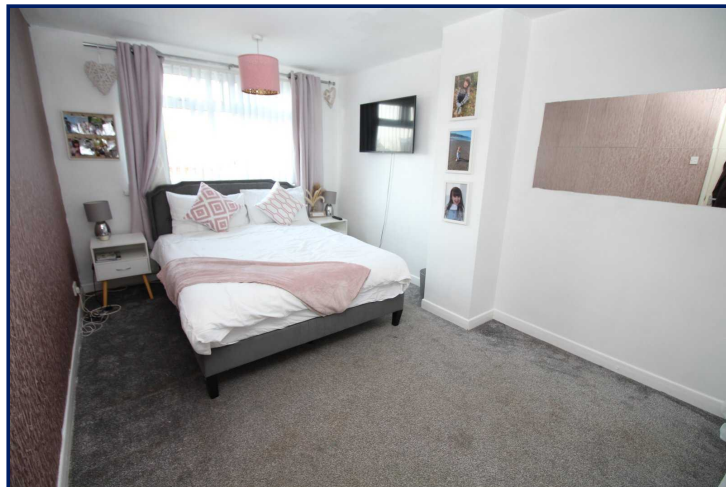


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



18 Kingsway, Carrickfergus

Offers in the region of: **£154,950**

 Reeds Rains

reedsrains.co.uk

# 18 Kingsway, Carrickfergus

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

## Description

Semi detached property situated within a cul-de-sac in a popular location close to local shopping facilities and schooling. An ideal starter home the internal layout offers lounge, kitchen/dining area through to conservatory, three bedrooms and a white bathroom suite. Boasting a gas fired central heating system, double glazed windows, well enclosed rear garden and detached garage.

## Lounge

Feature cast iron fireplace with slate hearth incorporating an open fire.

## Kitchen/Dining Area

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and oven. Breakfast bar. Part tiled walls. Concealed extractor fan. Spotlights. Open through to:

## Conservatory

9'7" x 8'1" (2.92m x 2.46m)  
PVC double glazed door to rear garden.  
Laminate wooden floor.

## First Floor Landing

## Bedroom 1

10'5" x 9'6" (3.18m x 2.9m)

## Bedroom 2

13'4" x 9'5" (4.06m x 2.87m)  
Built in robe.

## Bedroom 3

10'6" x 6'7" (3.2m x 2m)  
Built in double robe.

## Bathroom

White suite comprising panelled bath, vanity unit and low flush wc. Heated towel rail.

## Front Garden

Laid in lawn.

## Rear Garden

Low maintenance enclosed paved rear garden.

## Driveway Parking

## Detached Garage

## CUSTOMER DUE DILIGENCE

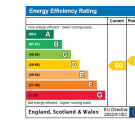
As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

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.

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All Measurements  
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.

