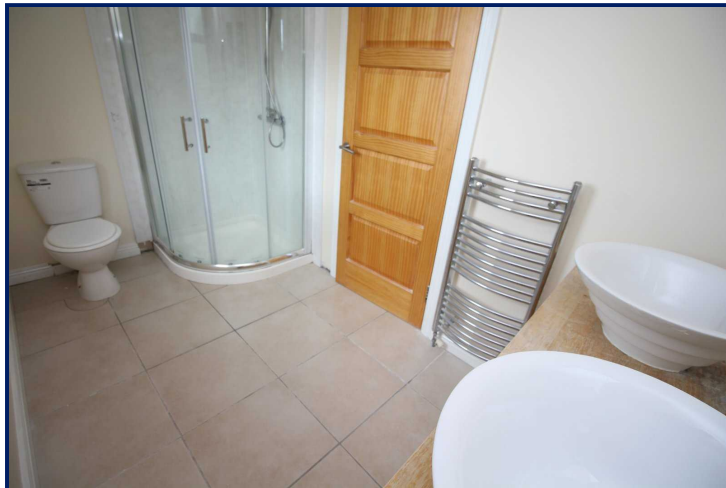
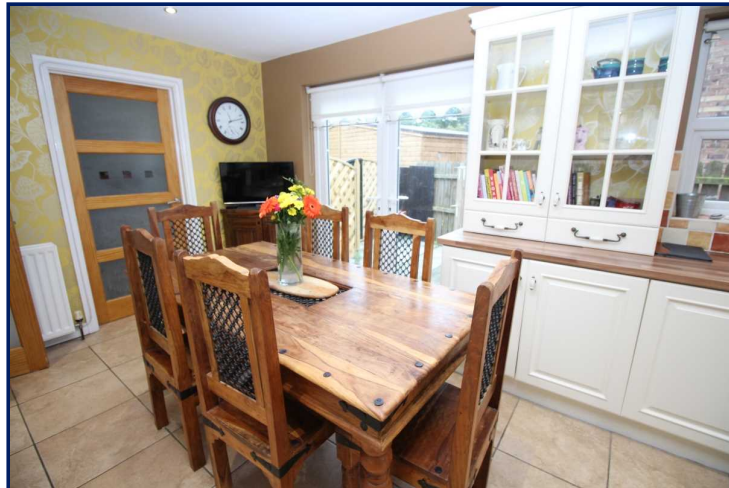




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



36 Loughview Village,  
Carrickfergus, BT38 7PD

Price: £279,950

 Reeds Rains

[reedsrains.co.uk](https://reedsrains.co.uk)



36 Loughview Village, Carrickfergus

For sale by Reeds Rains, Carrickfergus via the iamsold Binding Bids Platform.

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Substantial red brick detached family home with sea views from many of the principle rooms. Offering a wealth of living accommodation the well planned interior comprises two separate reception rooms with sun lounge affording sea views, excellent fitted kitchen/diner, utility room, five bedrooms - master bedroom with en-suite shower room and ground floor shower room and first floor family bathroom. Modern necessities include a gas fired central heating system, double glazed windows and large integral garage. Externally the property is tucked away within a cul-de-sac with well enclosed private rear garden. All in all this is desirable family home just a short distance from the picturesque promenade, bus route and A2 Road to Belfast.

**Entrance Porch**  
Tiled floor.

**Entrance Hall**  
Tiled floor.

**Lounge**  
4.27 x 3.79  
Feature fireplace with gas fire inset (not tested). Square arch to:

**Sun Lounge**  
3.31 x 2.57  
Exceptional sea views over Belfast Lough and towards the Co. Down Coastline. Spotlights.

**Family Room**  
3.57 x 3.32

**Kitchen/Dining Area**  
6.25 x 2.95  
Excellent sea views. Superb range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Five ring free standing cooker with double oven. Display cabinet. Tiled floor. Spotlights. PVC double glazed French doors to rear garden.

**Utility Room**  
Range if fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.

**Walk In Storage Area**  
Tiled floor.

**First Floor Landing**

**Master Bedroom**  
5.04 x 3.27

**En-Suite Shower Room**  
White suite comprising shower cubicle with rain head shower and shower attachment, twin sink units with storage and wc. Tiled floor.

**Bedroom 3**  
3.48 x 3.47  
Mock balcony with PVC double glazed French doors.

**Bedroom 4**  
3.5 x 3.5

**Bathroom**  
White family bathroom suite comprising tiled bath, twin sink unit with storage below and wc. Tiled floor.

**Integral Garage**  
6.82 x 3.28  
Roller door. Light and power. PVC double door to rear garden.

**Excellent Corner Site**  
Laid in lawn bordered with mature trees. Enclosed rear garden with paved patio area.

**Bedroom 2 With Additional Sitting Or Games Area**  
4.3 x 3.8

**Sitting Or Games Area**  
3.3 x 2.58  
Exceptional sea views over Belfast Lough and towards the Co. Down coastline. Spotlights.

**Bedroom 5**  
3.46 x 2.87

**Shower Room**  
Shower cubicle with rain head shower and shower attachment, sink unit and wc. Tiled floor.

For full EPC please contact the branch.

**Mortgage Advice**  
Available in branch.

**House To Sell?**  
Call our office to arrange to a free no obligation sales appraisal.

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, 425 Lisburn Road, Belfast, Co Antrim, N Ireland BT9 7EY, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Cammonee 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 Favsko 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.

