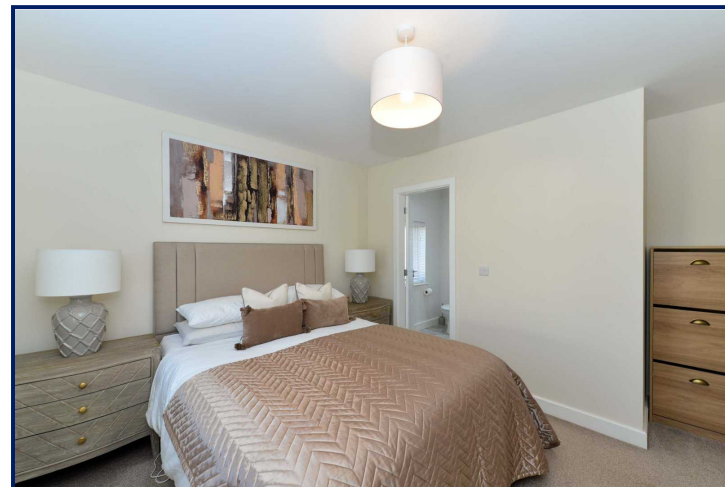
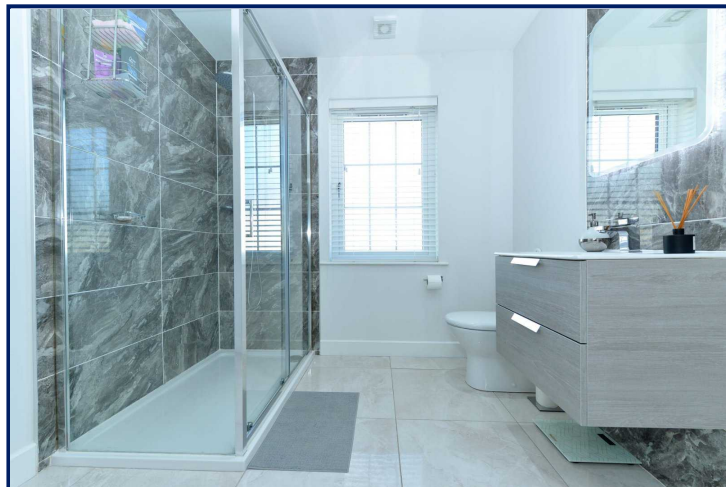



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



14 Bashford Park Close,
Carrickfergus, BT38 7FQ

**Offers in the region of:
£265,000**

 **Reeds Rains**

reedsrains.co.uk

14 Bashford Park Close, Carrickfergus

Stunning detached property finished to an exacting standard throughout, a credit to its present owners who have given careful consideration to every detail. Situated in this highly sought after development we would strongly recommend an early viewing appointment as this home will not disappoint.

Description

Entrance Hall

Block tiled floor.

Cloakroom/WC

WC and sink unit. Block tiled floor.

Lounge

18'8" x 12'1" (5.7m x 3.68m)

Feature wall mounted electric fire.

Kitchen/Dining Area

20'4" x 10'9" (6.2m x 3.28m)

Contemporary range of fitted high and low level units with centre island. Built in gas hob and eye level double oven. One and a half bowl single drainer sink unit with mixer tap. Integrated fridge. Extractor fan. Spotlights. Storage cupboard. Block tiled floor. Open through to sun lounge:

Sun Lounge

11'5" x 10'1" (3.48m x 3.07m)

PVC double glazed French doors to rear garden. Block tiled floor.

First Floor Landing

Master Bedroom

12'1" x 12'1" (3.68m x 3.68m)

Range of fitted robes.

En-Suite Shower Room

Excellent white suite comprising shower cubicle with wall mounted shower, vanity unit and low flush wc. Part tiled walls and tiled floor.

Bedroom 2

11'9" x 10'6" (3.58m x 3.2m)

Bedroom 3

10'6" x 8'4" (3.2m x 2.54m)

Storage cupboard.

Bathroom

Deluxe white suite comprising shower cubicle with rain head shower and shower attachment, vanity unit and low flush wc. Part tiled walls and tiled floor. Wall mounted touch light mirror.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Laid in lawn with paved patio area.

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/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.

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.

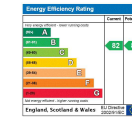
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

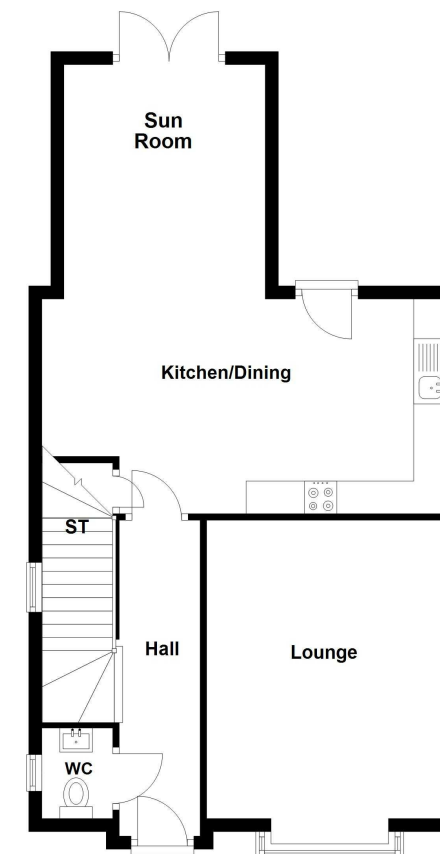
Floorplan Clause

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



For full EPC please contact the branch.

Ground Floor



First Floor

