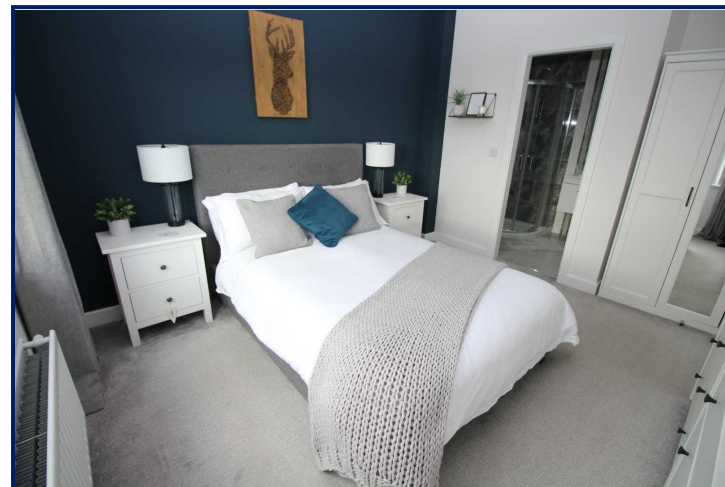
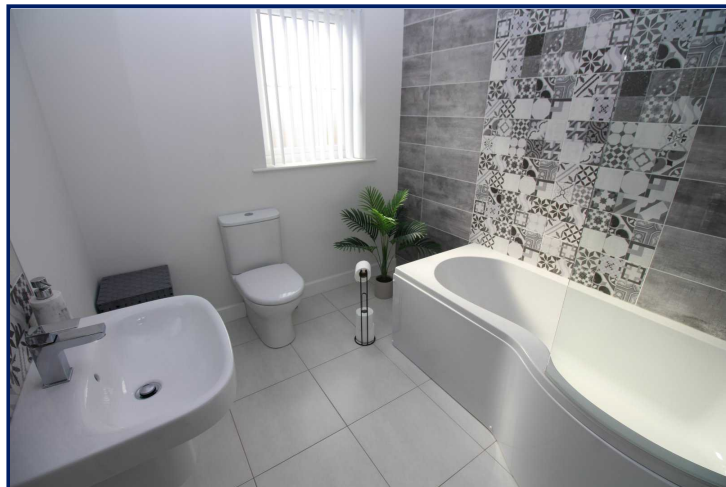


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



8 Bashford Park Hill, Carrickfergus,
BT38 9FG

Offers in the region of:
£218,500

 **Reeds Rains**

reedsrains.co.uk

8 Bashford Park Hill, Carrickfergus

DESCRIPTION

Recently constructed stunning semi detached property that has been thoughtfully designed and upgraded throughout to an extremely high specification. With attention paid to every detail the well planned interior offers lounge with wall mounted fire, contemporary fully fitted kitchen with feature breakfast bar, three bedrooms - master bedroom with an en-suite shower room and a luxury white bathroom suite. Modern comforts include a gas fired central heating system and double glazed windows. Externally there is large well enclosed rear garden and good driveway parking. A credit to its present owners an internal viewing is essential to appreciate all this fine home has to offer.

Entrance Hall

Tiled floor.

Cloakroom/WC

WC and wash hand basin. Tiled floor.

Lounge

17'1" x 11' (5.2m x 3.35m)

Feature wall mounted electric fire. Spotlights.

Kitchen/Dining Area

17'11" x 10'11" (5.46m x 3.33m)

Contemporary range of fitted high and low level units. Built in gas hob and electric under oven. One and a half bowl stainless steel sink unit with mixer tap. Integrated dishwasher. Extractor fan. Breakfast bar. Tiled floor. PVC double glazed French doors to rear garden.

First Floor Landing

Master Bedroom

11'9" x 10'10" (3.58m x 3.3m)

En-Suite Shower Room

Superb white suite comprising shower cubicle

with wall mounted thermostatically controlled shower, wash hand basin and low flush wc. Heated towel rail.

Bedroom 2

10'11" x 10'10" (3.33m x 3.3m)

Bedroom 3

10'1" x 8'3" (3.07m x 2.51m)

Built in robe.

Bathroom

Modern white suite comprising panelled bath, wash hand basin and low flush wc. Part tiled walls and tiled floor. Heated towel rail.

Front Garden

Laid in lawn.

Rear Garden

Large enclosed rear garden laid in lawn with paved patio area.

Driveway Parking

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.

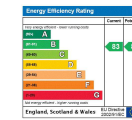
All Measurements are Approximate.

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.

