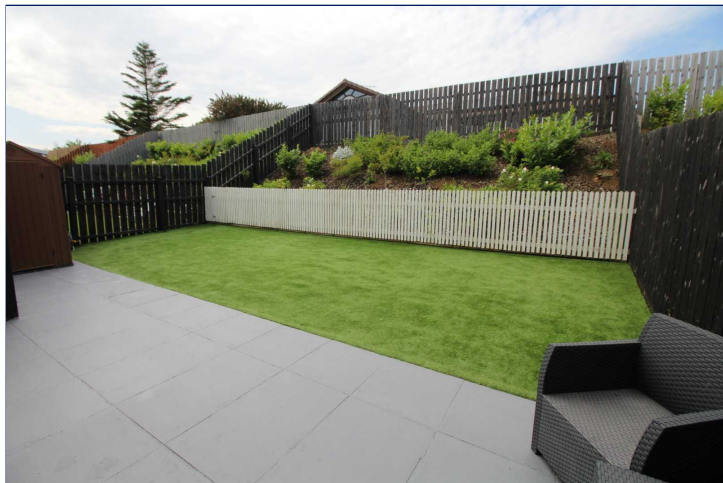




Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



19 Ashbourne Manor Square,
Carrickfergus
**Offers in the region of:
£219,500**

 **Reeds Rains**

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

19 Ashbourne Manor Square, Carrickfergus

Description

Exceptional semi detached property situated within the popular and sought after Ashbourne Manor development. The stunning interior offers a lounge with wall mounted electric fire, modern fully fitted kitchen/dining area with French doors, three bedrooms - master bedroom with en-suite shower room and a luxury family bathroom. Finished to an exacting standard internally including mains gas central heating system with high energy efficiency boiler and double glazed windows. Situated just a short stroll to the picturesque shoreline walk with ease of access onto the A2 Shore Road to Belfast. This home will not disappoint and a personal viewing appointment can be arranged through Reeds Rains on 02893 351727.

Entrance Hall

Tiled flooring.

Cloakroom

Wash hand basin and low flush wc. Tiled flooring.

Lounge

4.29 x 3.05
Electric wall mounted fire.

Kitchen/Dining

5.25 x 4.00
Modern range of high and low level units. Built in gas hob and electric oven. Integrated fridge/freezer, dishwasher and washing machine. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Part tiled walls. Tiled floor. PVC double glazed

French doors to rear garden.

First Floor

Landing

Built in storage cupboard. Access to roofspace with pull down ladder. Partially flooring and with light.

Master Bedroom

3.24 x 4.11

Ensuite

Tiled shower cubicle with rain shower head, wash hand basin and low flush wc. Tiled flooring.

Bedroom 2

2.77 x 3.08

Bedroom 3

2.76 x 2.06

Bathroom

White suite comprising panelled bath, sink unit and low flush wc. Part tiled walls. Tiled flooring.

Outside

Garden

Rear garden laid in artificial grass. Paved patio area. Raised flowerbeds, plants and shrubs. Garden shed.

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 Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

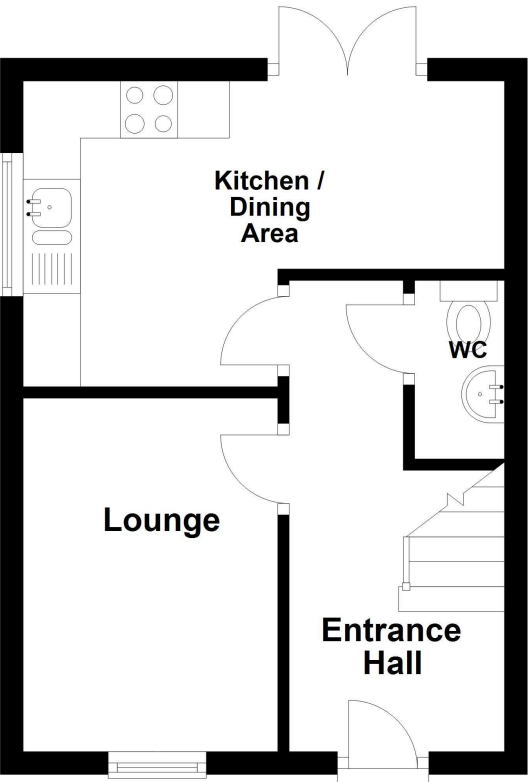
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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



For full EPC please contact the branch.

Ground Floor



First Floor

