

## 6 Ashbourne Manor, Carrickfergus, BT38 8PB

Offers Over £224,950

- Semi detached in popular residential area
- Lounge with laminate wood flooring and views to Belfast Lough
- Modern white bathroom suite
- Double glazing in uPVC frames
- Views of Belfast Lough to the front of the property
- 3 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen with casual dining area
- Gas fired central heating
- Large rear garden

# 6 Ashbourne Manor, BT38 8PB

Situated in the modern and popular Asbourne Manor development in Carrickfergus, this well-presented semi-detached property offers comfortable family living. The home comprises three bedrooms, including a contemporary ensuite shower room, and a modern bathroom. The lounge is wired for a flatscreen and enjoys pleasant views to the front, extending towards Belfast Lough. A modern fitted kitchen with built-in appliances provides a functional and stylish space for family life. Externally, the property benefits from a large rear garden – impressive for a development home – as well as a driveway. Conveniently located close to local amenities, schools, and transport links, this property offers an ideal combination of modern living and a sought-after Carrickfergus location.



Council Tax Band:



## **GROUND FLOOR**

### **RECEPTION HALL**

Ceramic tiled flooring

### **CLOAKS**

Low flush W/C, wall hung wash hand basin, ceramic tiled flooring

### **LOUNGE**

15'9" x 12'0"

Wired for flat screen, electric fire, laminate wood flooring, views of Belfast Lough

### **KITCHEN**

19'5" x 11'0"

Modern fitted kitchen with range of high and low level units, round edge worksurfaces with upstands, stainless steel sink unit with mixer tap and vegetable sink, built in hob, built in fan assisted oven, built in fridge freezer, built in dishwasher, built in washing machine, stainless steel extractor fan, downlighters, ceramic tiled flooring.

Casual dining area, understairs storage, French doors to rear

## **FIRST FLOOR**

### **LANDING**

Linen cupboard, access to roofspace

### **BEDROOM (1)**

12'4" x 11'2"

Views of Belfast Lough

### **ENSUITE**

Low flush W/C, vanity unit with mixer tap, glazed shower unit with controlled shower, tiling, ceramic tiled flooring, extractor fan

### **BEDROOM (2)**

11'2" x 11'0"

### **BEDROOM (3)**

7'10" x 7'7"

Views of Belfast Lough

### **MODERN WHITE BATHROOM SUITE**

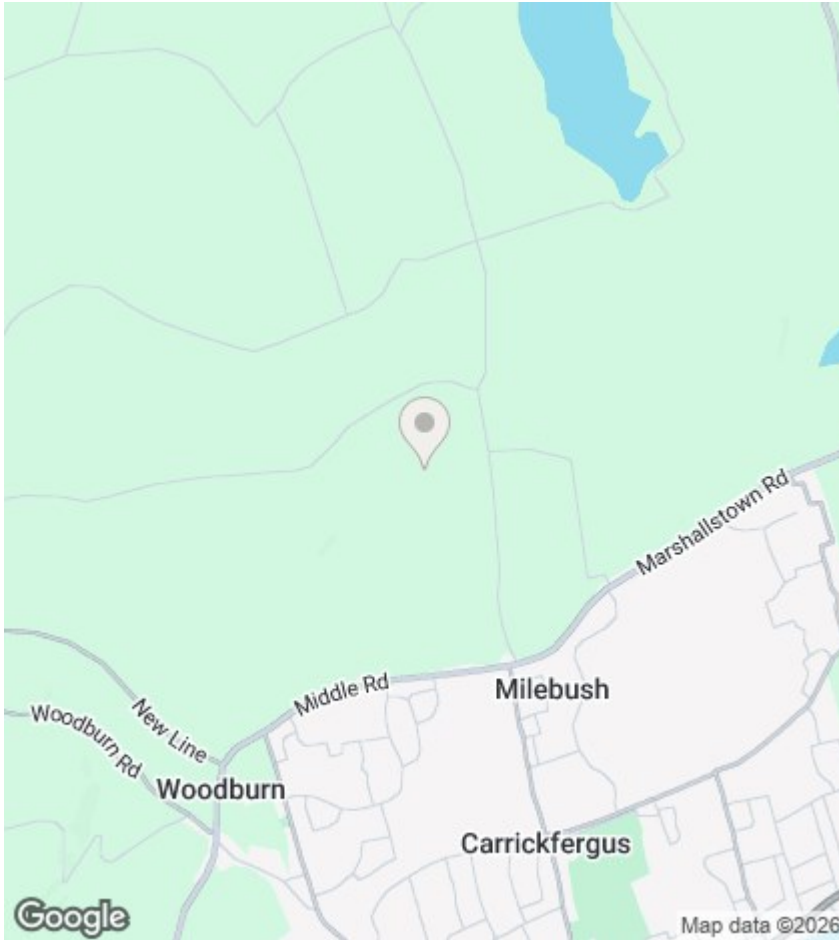
Low flush W/C, vanity unit with twin drawers, panelled bath unit with mixer tap and controlled shower, tiling, ceramic tiled flooring, extractor fan, heated towel rail

### **OUTSIDE**

Front in lawn

Side in driveway

Rear in lawn, paved patio area



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
Northern Ireland		EU Directive 2002/91/EC	

