

## 3 Bashford Park Hill, Carrickfergus, BT38 9FG



- Modern Semi-Detached Home
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Contemporary Shaker Style Kitchen with Dining Aspect
- Modern White Bathroom Suite
- Master with Ensuite Shower Room
- Private Enclosed Rear Garden
- Driveway to Side for Offs-street Parking
- Immaculately Presented Throughout
- Highly Sought After Residential Location

**PRICE Offers Over £224,950**

*Ideally positioned within a highly popular modern development just off the Marshallstown Road. This immaculately presented, contemporary semi detached home is ideally suited to the buyer searching for a modern home with a turn key style finish at a realistic price. Enjoying a well planned living layout, briefly comprising a spacious lounge, stunning shaker style kitchen with integrated appliances, furnished cloakroom, three well proportioned bedrooms, white bathroom suite and ensuite shower room off the master bedroom. Boasting a high internal finish and specification throughout and a private enclosed rear garden. An early viewing is highly recommended.*

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BT36 5EU  
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## ACCOMMODATION

### GROUND FLOOR

Composite front door with fan light above into spacious well presented hall with herringbone style ceramic floor tiling. Stairs to first floor with glass balustrade.

### SPACIOUS LOUNGE

16'8" x 10'9" (5.1 x 3.3)

Feature wall mounted electric fire. Quality laminate flooring. Dual window aspect.

### FURNISHED CLOAKROOM

Comprising semi-pedestal wash hand basin with monobloc tap and tiled splash back and a button flush WC. Tiled floor.

### CONTEMPORARY KITCHEN WITH CASUAL DINING ASPECT

17'8" x 10'9" (5.4 x 3.3)

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting marble effect quartz work surfaces and upstands. Caple undermount gold sink unit with matching monobloc tap. Boasting a range of integrated appliances to include a double oven, separate four ring gas hob with matching quartz splashback, overhead extractor fan housed in a stainless steel chimney and glass hood, Dishwasher and fridge freezer. Fitted kitchen island with low base units for storage and quartz work surface with breakfast bar. PVC double glazed French doors to rear Patio. Recessed down lighting. Herringbone style ceramic floor tiling.

### FIRST FLOOR

Spacious landing with shelved storage cupboard. Access to roof space.

### BEDROOM 1

13'5" x 10'5" (4.1 x 3.2)

### DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with thermostatically controlled shower, floating vanity wash hand basin with monobloc tap and tiled splashback, and a tiled splash back. Tiled floor. Recessed down lighting.

### BEDROOM 2

10'5" x 9'2" (3.2 x 2.8)

### BEDROOM 3

9'6" x 8'2" (2.9 x 2.5)

Presently used as home office/dressing room.

### MODERN WHITE BATHROOM SUITE

Comprising panel bath with fixed shower screen and thermostatically controlled shower over bath, semi-pedestal wash hand basin with monobloc tap and tiled splash back and a button flush WC. Part tiled walls. Tiled floor.

### OUTSIDE

Neat well maintained lawn to front. Private driveway to side for off street parking.

Private enclosed garden to rear, screened by perimeter fence, laid in lawn with paved patio area.

## IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.

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	

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