



38 Ashbourne Manor, Carrickfergus, BT38 8PB

Offers Over £234,950

- Semi detached property in popular residential area
- Lounge with laminate wood flooring and wired for flat screen
- Sunroom
- Gas fired central heating
- Excellent family home or first home buy
- 3 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen with built in appliances with casual dining area open plan to:
- Modern white bathroom suite
- Downstairs cloaks
- Modern home in convenient location

38 Ashbourne Manor, Carrickfergus BT38 8PB

38 Ashbourne Manor is a well-presented semi-detached home set within the popular and modern Ashbourne Manor development in Carrickfergus. The property offers bright, contemporary accommodation that will appeal to first-time buyers, young families and professionals alike. Internally, the home comprises three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, along with a modern family bathroom. The lounge features attractive laminate wooden flooring and provides a comfortable living space, while the modern fitted kitchen is open plan to a sunroom, creating an excellent area for dining and entertaining. The sunroom enjoys pleasant views towards Belfast Lough. Externally, the property benefits from low-maintenance outdoor space. The location offers easy access to the dual carriageway leading to the motorway network for convenient commuting to Belfast and beyond.



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

Ceramic tiled flooring, views towards Knockagh

LOUNGE

15'11" x 12'0"

Laminate wood flooring, wired for flat screen, (electric fire?)

KITCHEN

19'5" x 11'1"

Modern fitted kitchen with range of high and low level units, quartz worksurfaces with upstands, inlaid stainless steel sink unit with mixer and quartz drainer, built in gas hob, built in microwave, built in fan assisted oven, built in dishwasher, space for fridge freezer, stainless steel extractor fan, ideal gas boiler, understairs storage with utility area, plumbed for washing machine, ceramic tiled flooring, downlighters, concealed lighting.

Casual dining area, wired for flat screen, open plan to:

SUNROOM

9'0" x 8'4"

Ceramic tiled flooring, uPVC door to rear, view of Belfast Lough, downlighters

FIRST FLOOR

LANDING

Linen cupboard, access to roofspace by Slingsby type ladder

BEDROOM (1)

12'7" x 11'2"

Views of Knockagh

ENSUITE

Low flush W/C, vanity unit with mixer tap, large shower room with rain shower attachment and hand shower, heated towel rail, ceramic tiled flooring, ceramic tiled flooring, tiling, extractor fan

BEDROOM (2)

11'2" x 11'0"

Views of Belfast Lough

BEDROOM (3)

7'11" x 7'7"

BATHROOM

Modern white bathroom suite, low flush W/C, panelled bath with mixer tap, vanity unit with mixer tap, heated towel rail, tiling, ceramic tiled flooring, downlighters, extractor fan, ceramic tiled flooring

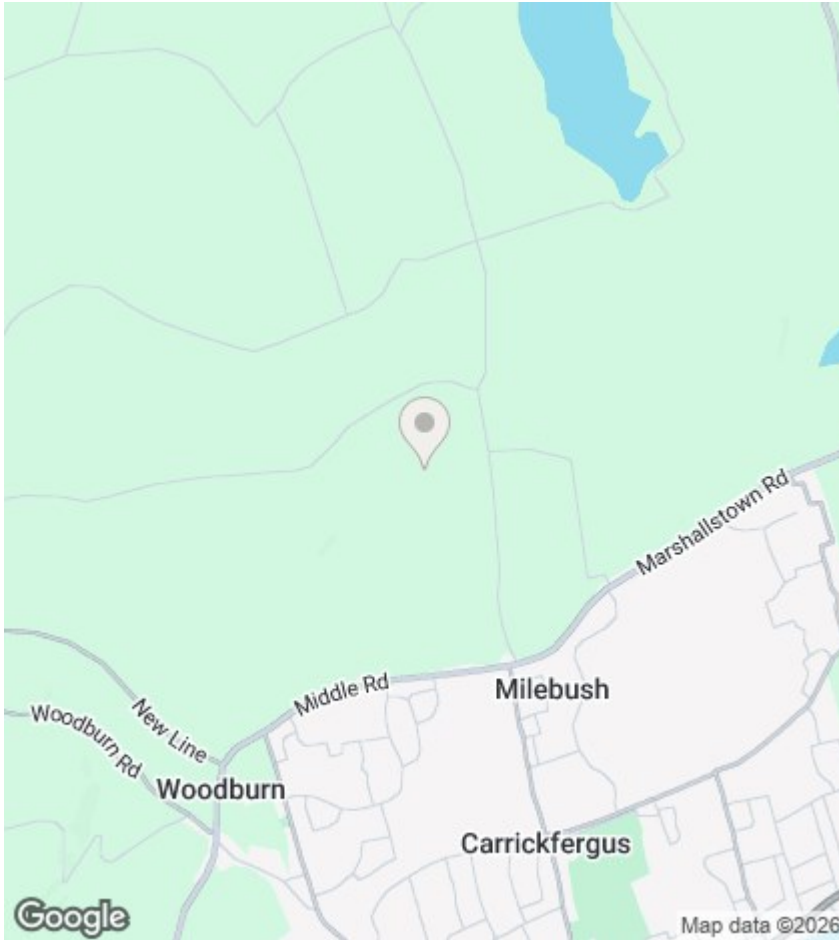
OUTSIDE

Front: in driveway

Side: in lawn

Rear: in lawn, paving, water tap, partial views of Belfast Lough

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



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		84	84
(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	

