

10 Ashbourne Manor Square, Carrickfergus, BT38 8GB



- Modern Detached Family Home
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Contemporary Fitted Kitchen with Integrated Caple Appliances
- Modern Family Bathroom Suite
- Master Bedroom with Deluxe Ensuite Shower Room
- Private Driveway to Side
- Extensive Corner Site with Private Enclosed Garden to Side
- PVC double Glazed/Gas Fired Central Heating
- Highly Sought After Modern Development

PRICE Offers Over £279,950

Immaculately presented throughout, this three bedroom detached home is located in the highly sought-after Ashbourne Manor development just off Shore Road, Carrickfergus.

The home features a welcoming entrance hall, furnished cloakroom, Spacious lounge, and a Contemporary shaker style kitchen/dining area with integrated "Caple" appliances and a separate utility room. The first floor offers three well proportioned bedrooms, including a master with en suite shower room and a modern family bathroom suite. Positioned on a large corner site, the property further benefits from a private driveway to side, neat well maintained lawns to front and side with paved walkways, and a fully enclosed garden south facing to side with paved patio area, outside tap and outside power point. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Composite front door with PVC double glazed side screens into spacious well presented entrance hall with marble effect ceramic floor tiling extending into kitchen. Under stairs storage.

SPACIOUS LOUNGE 19'4" x 11'1"

Fitted open shelved storage units. 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 DINING ASPECT 19'4" x 9'6"

Equipped with a comprehensive range of high and low level shaker style fitted units in a navy blue finish with brushed copper accented handles and contrasting real Marble work surfaces. Caple undermount composite sink unit with Karns Caple copper tap. Boasting a range of integrated Caple appliances to include; Double oven, separate five ring gas hob with overhead extractor housed in stainless steel chimney and glass hood, Dishwasher, and Fridge Freezer. Breakfast bar style return for casual dining. Part tiled walls in Metro brick style. Recessed down lighting. PVC Double glazed French doors to rear patio area.



SEPARATE UTILITY

Equipped with matching high and low storage units and a contrasting work surface. Single drainer stainless steel sink unit with monobloc tap. Plumbed for washing machine. Space for tumble dryer. Marble effect ceramic floor tiling.

FIRST FLOOR

Access to part floored roof space via slingsby style ladder. shelved storage cupboard. Built in wardrobe cupboard.

BEDROOM 1 14'1" x 11'5"

Three PVC Double glazed windows to allow for lots of natural light.

DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with thermostatically controlled drench style shower and hand shower attachment, vanity unit with top mounted wash hand basin, monobloc tap and tiled splashback, and a button flush WC. Tiled floor. Recessed down lighting. Extra large chrome towel radiator.



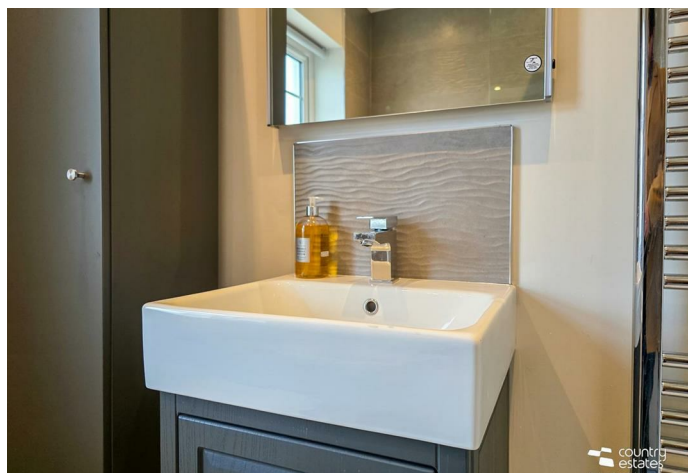
BEDROOM 2 9'10" x 9'6"

BEDROOM 3 9'6" x 8'10"



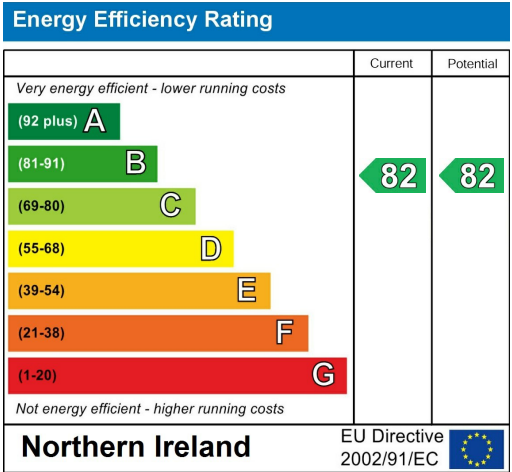
MODERN FAMILY BATHROOM SUITE

Comprising panel bath with three outlet concealed bath shower system with separate hand shower and rain shower, fixed shower screen with ceiling mounted drench style shower over bath, vanity unit with top mounted wash hand basin, monobloc tap and tiled splashback, and a button flush WC. Tiled floor. Recessed down lighting. Extra large chrome towel radiator.



OUTSIDE

Positioned on an extensive corner site with lawn to front and sides stocked with a variety of shrubs with Paved walkways.
Private driveway to side with space for two cars.
Private enclosed garden to side, laid in lawn, screened by perimeter fence. Paved patio area and walkways.
Large Garden shed for storage. Outside tap.



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

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