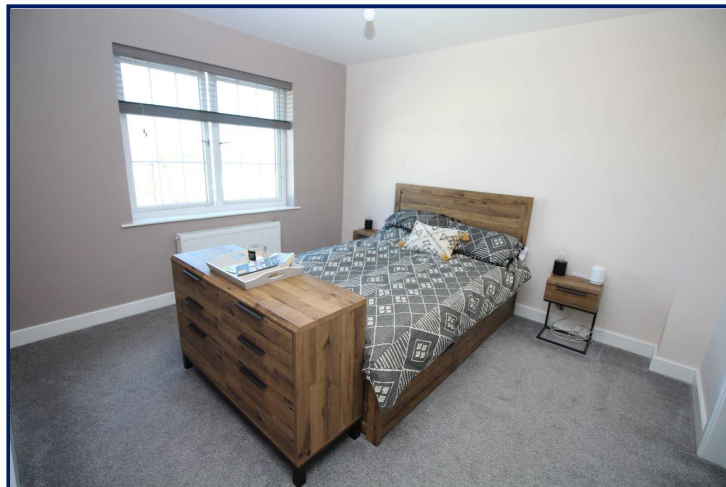


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



16 Bashford Park Hill,  
Carrickfergus

**Offers in the region of:  
£194,950**

 **Reeds Rains**

reedsrains.co.uk

## 16 Bashford Park Hill, Carrickfergus

### Description

Recently constructed semi detached property finished to an exceptionally high turn key specification in a highly sought after development. The contemporary interior offers spacious, modern fitted kitchen/dining area with French doors to large rear garden, ground floor wc, three first floor bedrooms - master bedroom with en-suite and a superb white bathroom suite. Boasting a gas fired central heating system, double glazed windows, tarmac parking area to the front. This beautiful home leaves little to do but simply move in and is suited to both the first time buyer and young family alike.

### Entrance Hall

Tiled floor.

### Cloakroom/WC

WC and wash hand basin. Tiled floor.

### Lounge

17' x 10'8" (5.18m x 3.25m)

Wall mounted electric fire.

### Kitchen/Dining Area

17'9" x 11' (5.4m x 3.35m)

Modern range of fitted high and low level units. Built in gas hob and electric under oven. Breakfast bar. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and dishwasher. Tiled floor. PVC double glazed French doors to rear garden.

### First Floor Landing

### Master Bedroom

13'5" x 10'6" (4.1m x 3.2m)

### En-Suite Shower Room

White suite comprising shower cubicle with wall mounted shower, sink unit and low flush wc. Tiled floor. Spotlights.

### Bedroom 2

10'7" x 10'6" (3.23m x 3.2m)

At widest points.

### Bedroom 3

9'1" x 8'2" (2.77m x 2.5m)

### Bathroom

Superb white suite comprising panelled bath with wall mounted shower, pedestal wash hand basin and low flush wc. Tiled floor and splashback tiling.

### Tarmac Parking Area To The Front

### Enclosed Rear Garden

Large well enclosed rear garden laid in lawn with paved patio area. Garden shed. Power point.

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, 425 Lisburn Road, Belfast, Co Antrim, N Ireland BT9 7EY, 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 Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.

For full EPC please contact the branch.