

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



29 Bashford Park Close,  
Carrickfergus, BT38 7FQ

**Offers in the region of:  
£198,950**

 **Reeds Rains**

reedsrains.co.uk



## 29 Bashford Park Close, Carrickfergus

### Description

Recently constructed stunning semi detached property that has been thoughtfully designed and upgraded throughout to an extremely high specification. With attention paid to every detail the well planned interior offers lounge with wall mounted fire, contemporary fully fitted kitchen with feature centre island, three bedrooms - master bedroom with an en-suite shower room and a luxury white bathroom suite. Modern comforts include a gas fired central heating system and double glazed windows. Externally there is large well enclosed rear garden and good driveway parking. A credit to its present owners an internal viewing is essential to appreciate all this fine home has to offer.

### Entrance Hall

Tiled floor.

### Cloakroom/WC

WC and wall hung wash hand basin. Tiled floor.

### Lounge

17'1" x 10'9" (5.2m x 3.28m)  
Feature wall mounted gas fire.

### Kitchen/Dining Area

18' x 11' (5.49m x 3.35m)  
Contemporary range of fitted high and low level units with matching centre island. Single drainer sink unit with mixer tap. Built in gas hob and electric double oven. Extractor fan. Integrated dishwasher, fridge/freezer and washer dryer. Housing for microwave. Wine fridge. Tiled floor. Spotlights. PVC double glazed French doors to rear garden.

### First Floor Landing

#### Master Bedroom

10'6" x 14' (3.2m x 4.27m)  
Part wood panelled walls.

#### En-Suite Shower Room

Superb white suite comprising shower cubicle with rain head shower and shower attachment, WC and wall hung wash hand basin.

#### Bedroom 2

10'8" x 10'6" (3.25m x 3.2m)

#### Bedroom 3

10'1" x 8'3" (3.07m x 2.51m)

### Bathroom

Luxury white suite comprising panelled bath with shower attachment, wash hand basin and low flush wc. Wall mounted mirror with lighting. Part tiled walls and tiled floor.

### Roofspace

Ladder, partially floored with light.

### Front Garden

Laid in lawn.

### Rear Garden

Large enclosed rear garden laid in lawn with paved patio area.

### Driveway Parking

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, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 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.

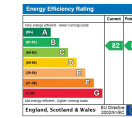
All Measurements are Approximate.

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

