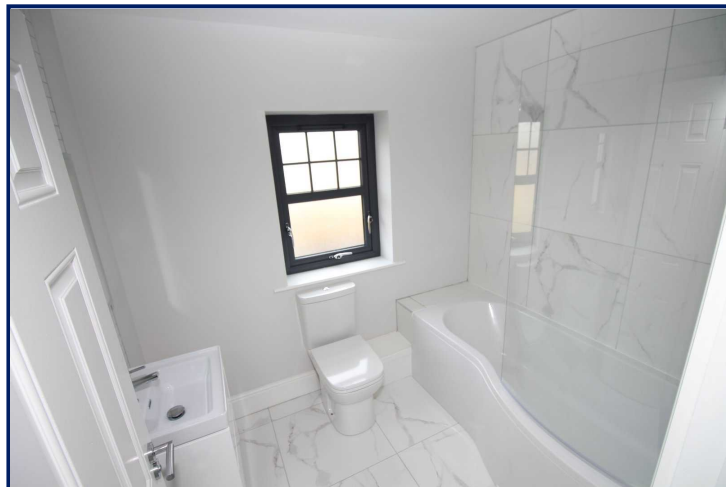


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



19 Barton Park Gardens,
Carrickfergus, BT38 8GD

**Offers in the region of:
£284,950**

 **Reeds Rains**

reedsrains.co.uk

19 Barton Park Gardens, Carrickfergus

Exceptional semi detached property within a highly sought after and desirable location. Positioned with open aspect to the front the spacious well planned interior offers lounge with feature multi burning stove, modern fitted kitchen/dining area, sun room, ground floor wc, three first floor bedrooms - master bedroom with en-suite shower room and superb white bathroom suite. Enhanced further with a gas fired central heating system, double glazed windows and well enclosed rear garden. Situated close to the A2 Shore Road to Belfast, Belfast High School and a short stroll to the picturesque Loughshore walk an internal viewing is essential to avoid disappointment.

Entrance Hall

Cloakroom/WC

White suite comprising push button WC and wash hand basin. Cermic tiled floor.

Lounge

13'11" x 10'11" (4.24m x 3.33m)
Feature multi burning stove with granite hearth.

Kitchen Dining Room

19'2" x 13'3" (5.84m x 4.04m)
Contemporary range of fitted high and low level units. Sink unit with mixer tap. Built in hob and matching electric oven. Extractor fan. Integrated fridge/freezer, dishwasher and washer dryer. Recessed spot lights. Tiled floor. Open plan to sunroom.

Sun Room

9'6" x 8'10" (2.9m x 2.7m)
Patio doors opening onto rear garden. Tiled floor.

First Floor Landing

Access to roofspace via folding ladder.
(Roofspace suitable for conversion subject to planning approval).

Master Bedroom

13'2" x 10'9" (4.01m x 3.28m)
Views towards Co. Down coastline.

En-Suite Shower Room

8'5" x 3'7" (2.57m x 1.1m)
Deluxe white suite comprising shower cubicle with wall mounted thermostatically controlled shower, sink unit and low flush wc. Chrome towel rail. Tiled floor.

Bedroom 2

10'9" x 10'2" (3.28m x 3.1m)

Bedroom 3

9'10" x 7'11" (3m x 2.41m)
Views towards Co. Down coastline.

Bathroom

7'11" x 6'7" (2.41m x 2m)
Lavish white suite comprising 'P' shaped panelled bath with thermostatically controlled shower screen, pedestal wash hand basin and sink unit. Chrome heated towel rail. Spotlights. Tiled floor.

Front Garden

Laid in lawn with open aspect. Outside light.

Enclosed Rear Garden

Enclosed rear laid in lawn with paved patio area. Outside light and water tap.

Driveway Parking

Tarmac driveway offering ample parking facilities.

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.

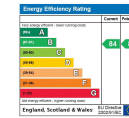
All Measurements are Approximate.

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.

