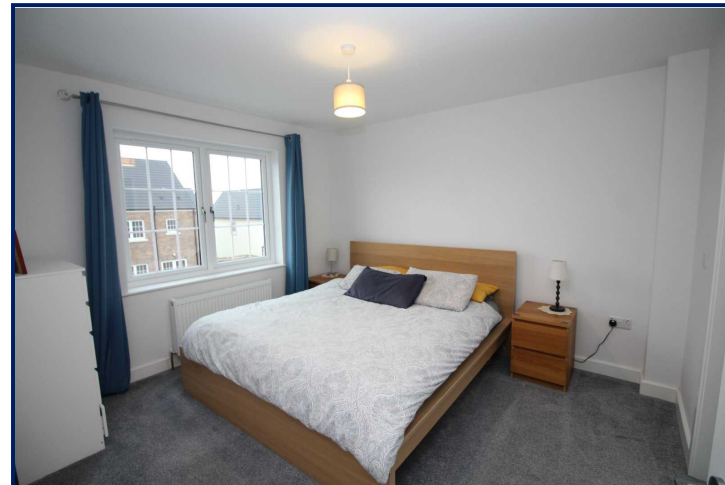
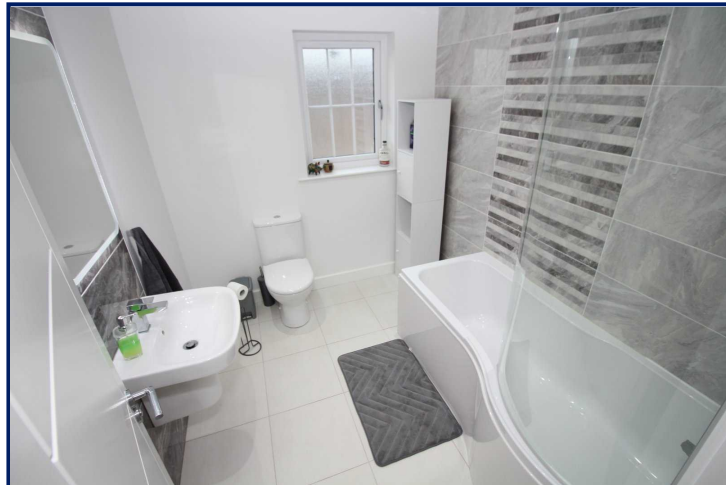


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



3 Bashford Park Close,
Carrickfergus, BT38

**Offers in the region of:
£214,500**

 **Reeds Rains**

reedsrains.co.uk

3 Bashford Park Close, Carrickfergus

Recently constructed semi detached property situated within the popular and sought after Bashford Park development. Finished to an exacting standard internally this stunning home leaves little to do but simply move in. The internal layout offers a lounge with wall mounted electric fire, contemporary fully fitted kitchen/dining area including range of electrical appliances, sunroom, ground floor wc, three first floor bedrooms - master bedroom with stylish en-suite and a luxury white bathroom suite. Boasting a gas fired central heating system and double glazed windows. An internal viewing is highly recommended.

Entrance Hall

Tiled floor.

Cloakroom/WC

Push button WC and wall hung wash hand basin. Tiled floor.

Lounge

17'1" x 10'9" (5.2m x 3.28m)

Feature wall mounted electric fire. Tiled floor.

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. Tiled floor. Spotlights. Open plan to sunroom.

Sunroom

11'4" x 10'3" (3.45m x 3.12m)

Tiled floor. Double doors to rear patio.

First Floor Landing

Master Bedroom

10'6" x 14' (3.2m x 4.27m)

Ensuite shower room.

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 light. Part tiled walls and tiled floor.

Front Garden

Laid in lawn.

Rear Garden

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

Driveway Parking

Tarmac driveway.

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.

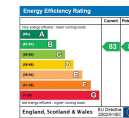
All Measurements are Approximate.

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.

