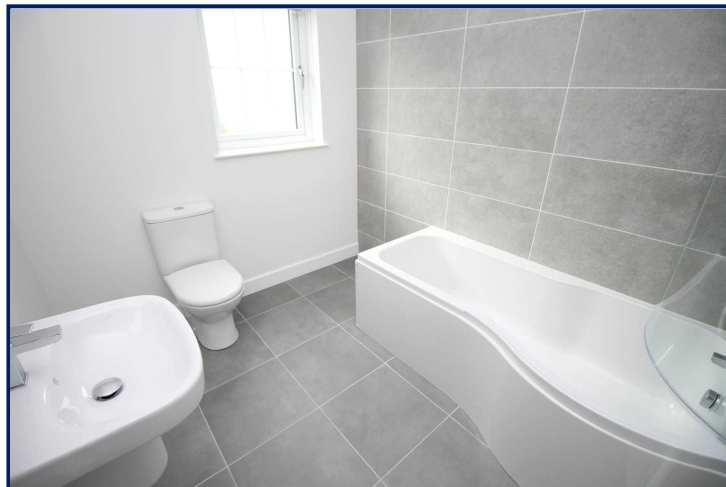




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Bashford Park Close,
Carrickfergus, County Antrim,
BT38

Asking Price: £199,500 To be advised

 **Reeds Rains**

reedsrains.co.uk

46 Bashford Park Close, Carrickfergus

Recently constructed red brick semi detached property situated within the popular and sought after Bashford Park Development.

Finished to an exacting standard internally including mains gas central heating system with high energy efficiency boiler, comprehensive range of electrical sockets, wired for satellite point, and smoke detectors.

In brief the property comprises lounge, contemporary fitted kitchen/diner with range of electrical appliances, sun lounge, three first floor bedrooms - master bedroom with en-suite shower room and modern white bathroom suite. Externally there is a well enclosed rear garden and driveway parking.

Lounge

17' x 10'9" (5.18m x 3.28m)

Wall mounted electric fire. Spotlights.

Entrance Hall

Ceramic tiled floor.

Kitchen/Dining

18'1" x 10'10" (5.5m x 3.3m)

Contemporary range of fitted high and low level units with formica work surfaces and upstands. Single drainer stainless steel sink unit with mixer tap. Integrated fridge freezer, washer/dryer and dishwasher. Built in hob and oven. Spotlights. Ceramic tiled floor. Open through to:

Sunroom

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

Ceramic tiled floor. Spotlights. PVC double glazed French doors to rear garden.

Cloakroom

5'11" x 3'1" (1.8m x 0.94m)

Wall mounted wash hand basin and low flush wc. Ceramic tiled floor.

First Floor Landing

Master Bedroom

11'9" x 10'7" (3.58m x 3.23m)

Ensuite

5'6" x 5'3" (1.68m x 1.6m)

White suite comprising fully tiled shower cubicle with wall mounted thermostatically controlled shower, wash hand basin and low flush wc. Ceramic tiled floor.

Bedroom 2

9'7" x 9'3" (2.92m x 2.82m)

Bedroom 3

10' x 8'2" (3.05m x 2.5m)

Bathroom

7'11" x 7'2" (2.41m x 2.18m)

Modern white suite comprising shower bath with wall mounted thermostatically controlled shower. Shower screen. Wall mounted wash hand basin and low flush wc. Ceramic tiled floor. Part tiled walls.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Private rear garden laid in lawn. Paved patio area.

Driveway Parking

Tarmac driveway offering good 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 Carrmoney 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 Favco NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

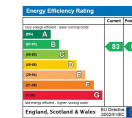
All Measurements are Approximate.

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.

