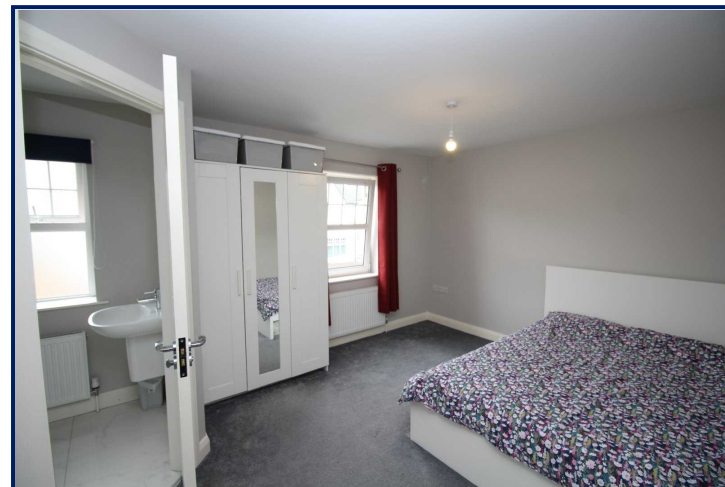
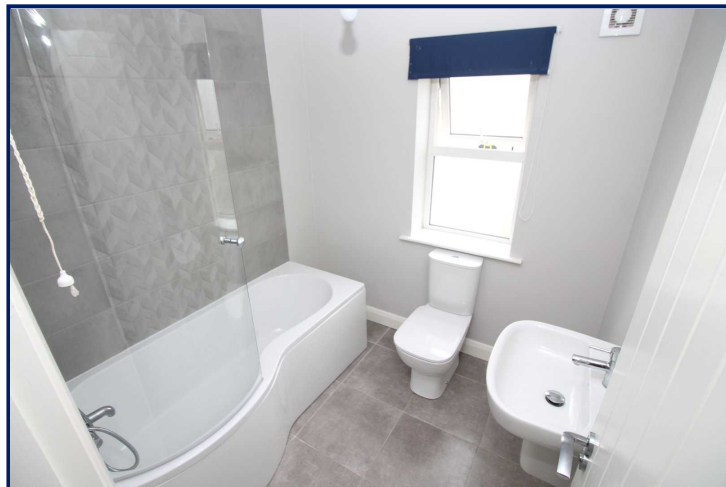




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland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



51 Ashbourne Manor Square,  
Carrickfergus, BT38 8GB

**Offers in the region of:  
£214,950**

 **Reeds Rains**

reedsrains.co.uk



## 51 Ashbourne Manor Square, Carrickfergus

Exceptional semi detached property within a highly sought after and desirable location. The spacious well planned interior offers lounge with feature wall mounted electric fire, 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, an internal viewing is essential to avoid disappointment.

### Entrance Hall

Composite front door with 5 point locking system.

### Lounge

14'2" x 10'3" (4.32m x 3.12m)  
Feature wall mounted electric fire.

### Kitchen Dining

17'6" x 13'3" (5.33m x 4.04m)  
Modern range of high and low level units with soft close drawers and doors. Built in four ring hob and electric oven. Single drainer stainless steel sink unit with mixer tap. Stainless steel extractor fan. Recessed energy efficient downlighters. Tiled floor and part tiled walls.

### Sunroom

11'10" x 10'9" (3.6m x 3.28m)  
Tiled floor.

### Ground Floor WC

6'4" x 3'1" (1.93m x 0.94m)  
White suite comprising WC and wash hand basin. Tiled floor.

## FIRST FLOOR

### Master Bedroom

13'4" x 10'3" (4.06m x 3.12m)

### Ensuite

6'4" x 5'6" (1.93m x 1.68m)  
Contemporary white suite comprising tiled corner shower cubicle with wall mounted thermostatically controlled shower. Wash hand basin and WC.

### Bedroom (2)

10' x 9'6" (3.05m x 2.9m)  
Sea views towards Belfast Lough.

### Bedroom (3)

9'4" x 6'9" (2.84m x 2.06m)  
Sea views towards Belfast Lough.

### Bathroom

6'9" x 6'7" (2.06m x 2m)  
Contemporary white suite comprising 'P' shaped panelled bath with thermostatically controlled shower fitting over and shower screen door. Wall hung sink unit and low flush WC. Tiled walls and tiled flooring.

### Rear Garden

Well enclosed extensive rear garden in lawn and patio area.

### 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 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 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.

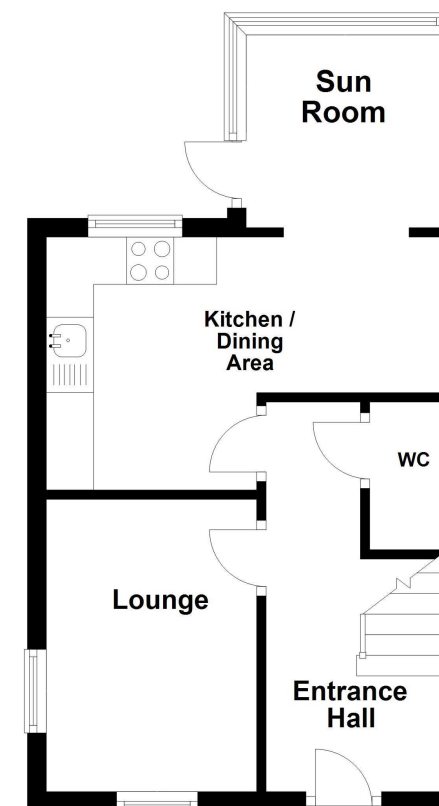
#### Floorplan Clause

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



For full EPC please contact the branch.

### Ground Floor



### First Floor

