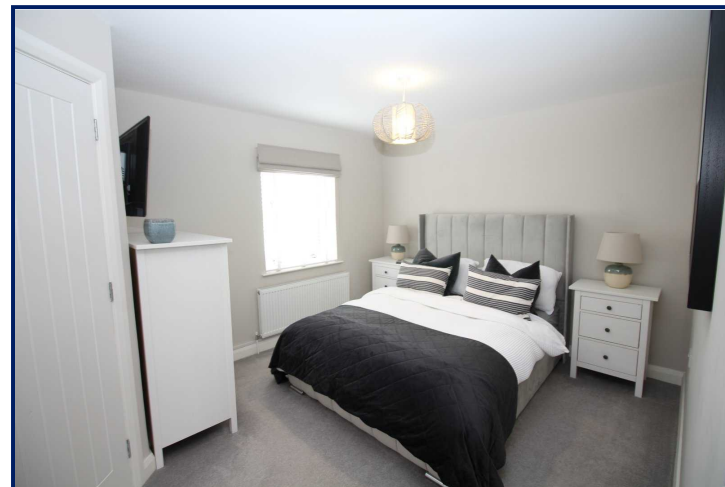




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



11 Ashbourne Manor Square,
Carrickfergus, BT38 8GB

**Offers in the region of:
£199,950**

 **Reeds Rains**

reedsrains.co.uk

11 Ashbourne Manor Square, Carrickfergus

Description

Recently constructed semi detached property situated within the popular and sought after Ashbourne Manor 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, smoke, heat and CO2 detectors. Situated just a short stroll to the picturesque shoreline walk with ease of access onto the A2 Shore Road to Belfast, public transport and local shops. This home will not disappoint and a personal viewing appointment can be arranged through Reeds Rains on 02893 351727.

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. Matching centre island. Built in four ring hob and electric oven. Single drainer stainless steel sink unit with mixer tap. Extractor fan. Recessed energy efficient downlighters.

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 Bathroom

6'4" x 5'6" (1.93m x 1.68m)
Contemporary white suite comprising tiled shower cubicle with wall mounted thermostatically controlled shower. Recessed energy efficient downlighters.

Bedroom (2)

10' x 9'6" (3.05m x 2.9m)

Bedroom (3)

9'4" x 6'9" (2.84m x 2.06m)

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. Roman blind. Recessed energy efficient downlighters. Socket for LED mirror.

FronG Garden

Laid in Lawn.

Rear Garden

Enclosed landscaped rear garden laid in lawn with patio are. Shrubs and trees.

Driveway Parking

Tarmac driveway offering ample parking facilities for two cars.

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 Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

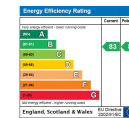
All Measurements are Approximate.

Laser Tape Clause

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

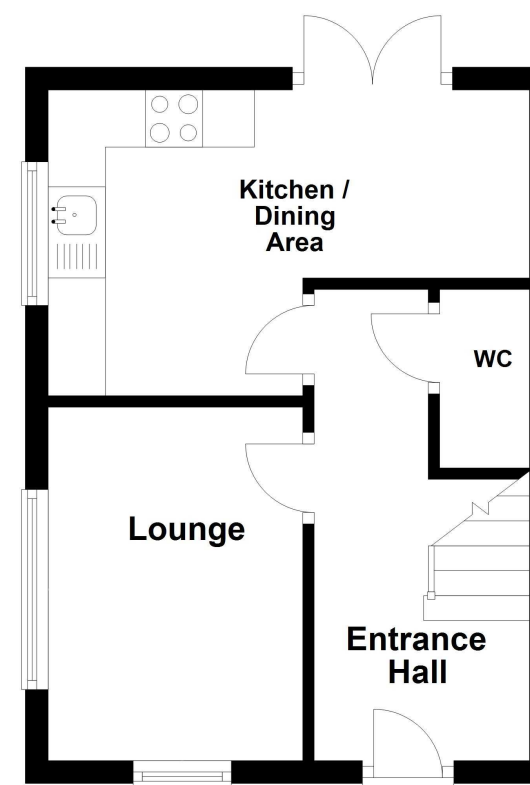
Floorplan Clause

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



For full EPC please contact the branch.

Ground Floor



First Floor

