



16 Bashford Park Hill, Carrickfergus, BT38 9FG

- Modern Semi Detached Home
- Lounge; Focal Point Fireplace
- Deluxe Bathroom
- Gas Heating; PVC Double Glazing
- Generous Sized Rear Garden
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- En Suite Shower Room; Furnished Cloakroom
- Private Double Driveway
- Immaculately Presented Throughout

Offers Over **£184,950**

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with PVC double glazed fanlight over. Tiled floor. Stairwell to first floor with glass balustrade. Access to under stairs store. Feature height ceiling, continuing throughout.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 17'1" x 10'10"

Contemporary, wall mounted, focal point, electric fireplace. Twin windows to front elevation.



KITCHEN THROUGH DINING ROOM 18'0" x 11'0"

Modern fitted kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with glass splashback and extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed and space for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Fitted breakfast bar unit. Upstands to walls to match work surface. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to store and roof space.

PRINCIPAL BEDROOM 13'8" x 10'7" (wps)

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Illuminated mirror over sink. Splashback tiling to sink area. Tiled floor. Chrome towel radiator.

BEDROOM 2 10'9" x 9'6"

BEDROOM 3 9'7" x 8'3"

DELUXE FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled mains shower and glass shower screen over bath. Illuminated mirror and splashback tiling to sink. Chrome towel radiator. Tiled floor.

EXTERNAL

Double driveway finished in tarmac.

External lighting.

Seamless aluminium guttering.

Fully enclosed rear garden, finished in lawn, paved patio area and shrubs.

Outside tap.

External power points.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, recently constructed, semi detached home situated within the well sought after Bashford Park development, Marshallstown Road, Carrickfergus.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, deluxe bathroom, and three well-proportioned bedrooms, to include principal en suite.

Externally, the property enjoys private driveway and generous sized rear garden, finished mainly in lawn.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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