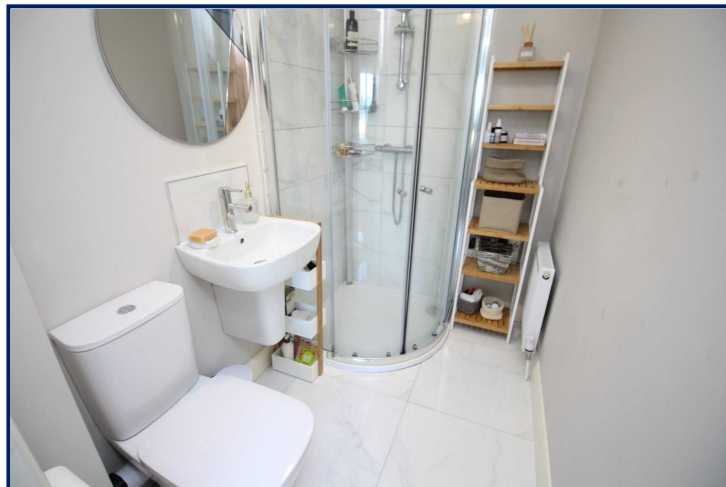


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



31 Ashbourne Manor Square,
Carrickfergus, BT38 8GB

**Offers in the region of:
£217,500**

 **Reeds Rains**

reedsrains.co.uk

31 Ashbourne Manor Square, Carrickfergus

Description

Semi detached property presented to a high standard in a desirable and sought after location. The well planned interior offers lounge with wall mounted fire, contemporary fitted kitchen/dining area including range of fitted appliances open through to sun lounge, three bedrooms - master bedroom with en-suite and a white bathroom suite. Boasting a gas fired central heating system and double glazed windows. Externally there is a private rear garden and good driveway parking. Offering ease of access onto the A2 Shore Road to Belfast and a short walk to local train station an early appointment to view is strongly advisable.

Entrance Porch

Tiled floor.

Entrance Hall

Tiled floor.

Lounge

13'6" x 12'6" (4.11m x 3.8m)

Feature wall mounted electric fire.

Kitchen/Dining Area

16'8" x 11'2" (5.08m x 3.4m)

Contemporary range of fitted high and low level units. Built in hob and oven. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Integrated fridge/freezer and dishwasher. Part tiled walls and tiled floor. Open through to sun lounge.

Cloakroom/WC

WC and wall hung sink unit. Tiled floor.

Sun Lounge

11'11" x 9'2" (3.63m x 2.8m)

Tiled floor. PVC double glazed door to rear garden.

First Floor Landing

Master Bedroom

11'5" x 10' (3.48m x 3.05m)

En-Suite Shower Room

Superb white suite comprising shower cubicle with wall mounted thermostatically controlled shower, wall hung sink unit and low flush wc. Tiled floor.

Bedroom 2

13'2" x 8'10" (4.01m x 2.7m)

Bedroom 3

9'10" x 7'10" (3m x 2.4m)

Bathroom

White suite comprising panelled bath, wash hand basin and low flush wc. Part tiled walls and tiled floor.

Front Garden

Laid in lawn.

Private Rear Garden

Well enclosed rear garden laid in lawn with paved patio area. Electric socket and water tap. Outside light.

Driveway Parking

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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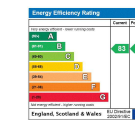
All Measurements are Approximate.

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

