



18 Ashbourne Manor, Carrickfergus, BT38 8PB

- Modern Semi Detached Home
- Lounge; Lough Views
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Private Driveway
- Immaculately Presented Throughout
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Convenient, Well Sought After Location

Offers Over £214,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

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

LOUNGE 14'0" x 9'11"

View towards Belfast Lough. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 17'3" x 13'0" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, Quartz effect, melamine work surface. Ceramic sink unit with draining bay. Integrated gas hob and extractor hood over. Integrated oven, microwave oven, fridge freezer, dishwasher and washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'5" x 10'7" (wps)

View towards Belfast Lough.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Tiled floor.

BEDROOM 2 10'3" x 9'2"

View towards Belfast Lough.

BEDROOM 3 9'2" x 6'7"

View towards Belfast Lough. Wall to wall fitted wardrobes. Fitted makeup table/work desk and storage units.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Glass shower screen over bath. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Front garden finished in lawn.

Private driveway finished in tarmac.

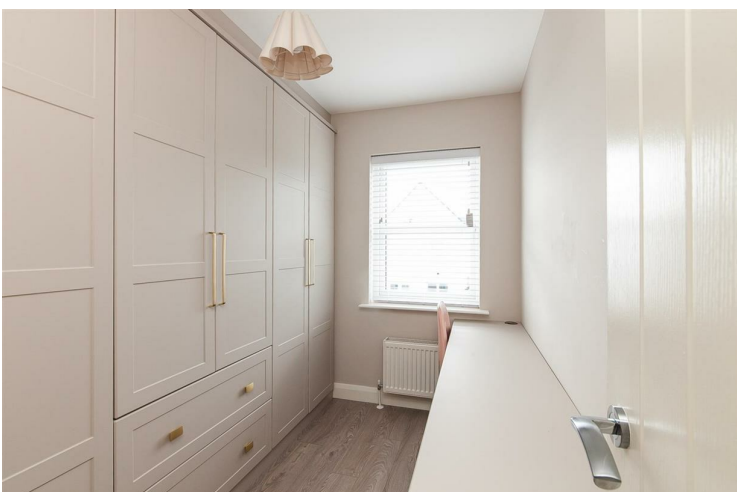
External lighting.

Seamless aluminium guttering.

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

Outside tap.

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.



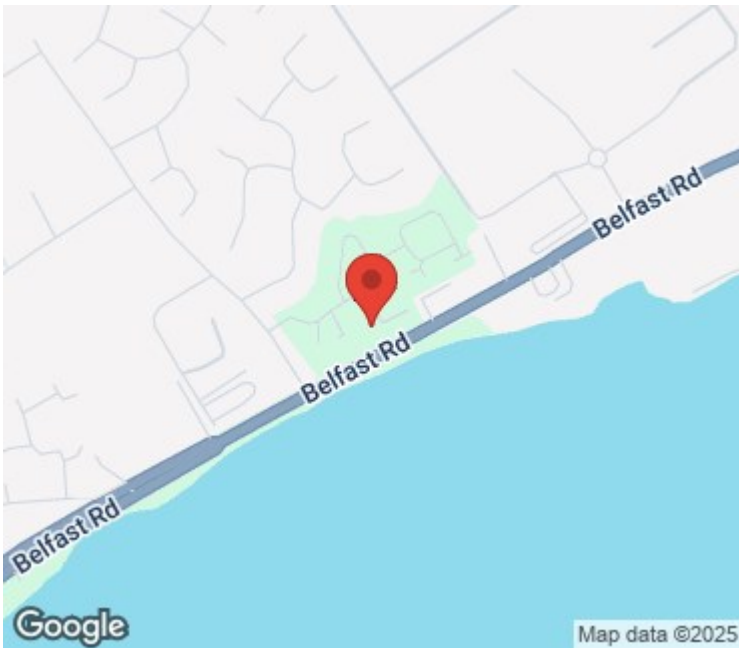
Immaculately presented, three bedroom, semi detached home, occupying a prime site with lough views, situated within the well sought after Ashbourne Manor development, Belfast Road, Carrickfergus.

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

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

Other attributes include gas heating, PVC double glazing, and convenient location.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
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 are 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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