



19 Ashbourne Manor, Carrickfergus, BT38 8PB

- Detached Family Home
- Lounge; Wall Mounted Electric Fire
- Deluxe Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Gardens Front & Rear; Timber Garden Room
- Four Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Views Towards Belfast Lough & Knockagh

Offers Over **£267,950**

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, triple glazed front door with PVC double glazed fan light over. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

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

LOUNGE 15'10" x 12'6"

Focal point, wall mounted, electric fire. Feature window to front elevation overlooking landscaped green.

KITCHEN THROUGH DINING ROOM 16'6" x 13'9"

Modern fitted kitchen with range of high and low level storage units with contrasting marble effect melamine work surface. Matching island unit. Colour coded sink unit with draining bay. Integrated touch screen ceramic hob with splash back tiling and stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Melamine upstands to match work surface. Tiled floor. PVC double glazed French doors to rear garden. Access to under stairs store.



UTILITY ROOM 9'8" x 5'4"

Range of storage units and work surface area to match kitchen. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for under counter appliance. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match work surface. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

PRINCIPAL BEDROOM 16'2" x 12'6" (wps)

Twin windows to front elevation enjoying views towards Belfast Lough.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising tiled oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower with drench shower head. Splash back tiling to sink. Illuminated mirror over sink. Tiled floor.

BEDROOM 2 10'1" x 9'10"

View towards Knockagh to rear.

BEDROOM 3 12'0" x 9'10" (wps)

Views towards Knockagh to rear.

BEDROOM 4 14'6" x 9'8" (wps)

View towards Belfast Lough to front elevation.

DELUXE BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn and range of shrubs.

External lighting.

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

External power points.

Outside tap.

TIMBER GARDEN ROOM 10'9" x 10'5"

(approximately)

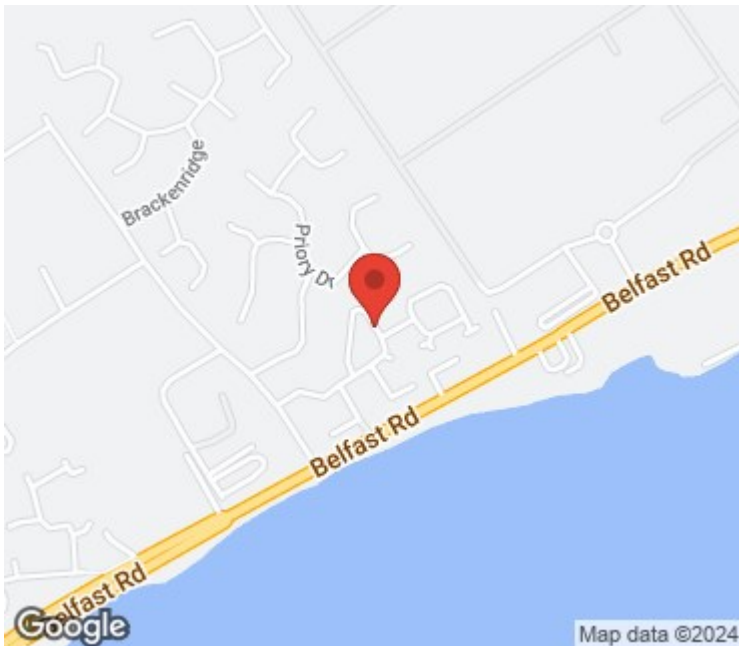
PVC double glazed French doors with matching windows. Power and light.

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, four bedroom, detached family home enjoying views towards Belfast Lough and Knockagh, conveniently located within the popular and recently constructed Ashbourne Manor development, Belfast Road, Carrickfergus. The property comprises entrance hall, furnished cloakroom, lounge with wall mounted electric fire, kitchen through dining room with modern fitted kitchen, separate utility room, four well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary four piece suite. Externally, the property enjoys generous sized private driveway finished in tarmac, front garden finished in lawn and range of shrubs, timber garden room with power and light, and fully enclosed rear garden finished in lawn and paved patio area. Other attributes include gas fired central 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	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 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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