



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales EU Directive 2002/91/EC		



14 Ashbourne Manor Square,
Carrickfergus, BT38 8GB

Offers in the region of:
£215,000

 **Reeds Rains**

reedsrains.co.uk

14 Ashbourne Manor Square, Carrickfergus, BT38 8GB

Stunning recently constructed detached property finished to an exacting standard internally with little to do but simply move in. Situated within this popular development constructed by award wining developer Lotus Homes the modern and stylish interior offers spacious lounge, contemporary fitted kitchen/dining area including fitted appliances and French doors to rear garden, ground floor wc, three first floor bedrooms - master bedroom with en-suite and a superb white bathroom suite. Many additional features enhance this fine home including a gas fired central heating system, double glazed windows, high efficiency energy rating, composite front door with 5-point locking system and 10 year structural warranty cover. Positioned in a prime location close to the shoreline with ease of access onto the A2 Shore Road to Belfast and local train station an internal viewing comes highly recommended.

Entrance Hall

Lounge
13'1" x 12'6" (4m x 3.8m)
Wall mounted electric fire.

Kitchen/Dining Area
16'8" x 11'4" (5.08m x 3.45m)
Modern range of fitted high and low level units. Built in hob and eye level oven. One and a half bowl stainless steel sink unit with mixer tap. Part tiled walls and tiled floor. Under unit lighting and spotlights. PVC double glazed French doors to rear garden.

Cloakroom/WC
WC and wash hand basin. Tiled floor.

First Floor Landing

Master Bedroom
11'9" x 10' (3.58m x 3.05m)

En-Suite Shower Room
White suite comprising shower cubicle with wall mounted thermostatically controlled shower, wash hand basin and low flush wc.

Bedroom 2
13'1" x 9' (4m x 2.74m)

Bedroom 3
9'8" x 7'7" (2.95m x 2.3m)

Bathroom
Superb white suite comprising panelled bath with wall mounted thermostatically controlled shower, wash hand basin and low flush wc. Part tiled walls.

Front Garden

Enclosed Rear Garden
Well enclosed to rear laid in lawn with paved patio area.

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 herefore, 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.

