

## 20 BASHFORD PARK ROAD CARRICKFERGUS BT38 7FR



Semi detached house

Built in 2023

Three bedrooms

Ensuite shower room off master bedroom

Spacious lounge extending 17'5 x 13'8

20'8 Kitchen open plan to dining area / 2nd reception area

Contemporary shaker style units and built in appliances

Downstairs Wc, Feature glass balustrades

Gas heating system, double glazing & composite front door

EPC B rating & 10 yerr warranty (9 years unexpired)

Enclosed rear garden laid to lawn, driveway providing off road parking

Excellent throughout

### Offers Around £219,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

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	



**Entrance hall**

Radiator, ceramic tiled floor, doors to



**Downstairs Wc**

Double glazed window to front aspect, white suite comprising low flush Wc, floating sing and shaker style cupboard incorporating gas boiler, radiator, ceramic tiled floor



**Lounge**

17'5 x 13'8

Double glazed windows to front and side aspect, radiator





**Kitchen diner**

20'8 max x 12'11

Double glazed windows to rear aspect, double glazed door to rear garden. Range of shaker style high and low level units with roll edge worktops, under lights, inset stainless steel sink and drainer with mixer tap over, built in oven and hob with stainless steel chimney style extractor fan over. Integrated fridge freezer, dishwasher, and washer dryer radiator, ceramic tiled flooring, open plan to dining area



**Stairs and landing**

Glass balustrades, storage cupboard, doors to



**Bedroom one**

10'5 x 9'11

Double glazed window to front and side aspects, radiator, doors to



**En suite**

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, shower cubicle, radiator, ceramic tiled floor



**Bedroom two**

10'1 x 9'3

Double glazed window to front and rear aspects, radiator

**Bedroom three**

10'5 x 7'0

Double glazed window to side aspect, radiator



### **Bathroom**

Double glazed window to rear aspect, white suite comprising low flush Wc, floating sink and enclosed bath with shower over, chrome heated towel rail, ceramic tiled floor.

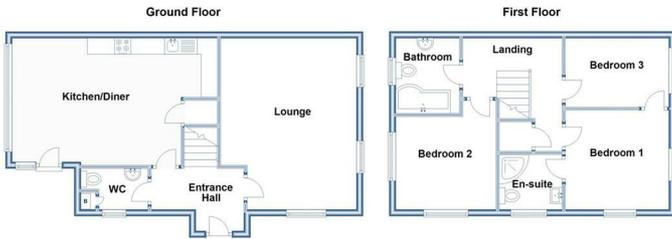


### **Gardens and Grounds**

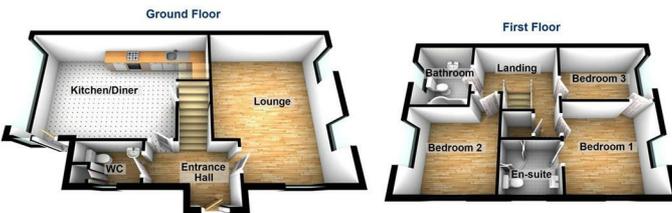
At the rear there is garden laid to lawn with a patio area, fully enclosed by timber fencing. At the side there is a driveway with parking for two cars



**Floor plans**



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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