

22 BASHFORD PARK HILL

Carrickfergus BT38 9FG

- Substantial semi detached house, constructed in 2020
- Accommodation extends to circa 1415sqft
- Four bedrooms
- Master bedroom boasts ensuite shower room
- 19' x 11'10 lounge & 22'4 by 22'8 L-shaped kitchen breakfast room
- Kitchen breakfast room open plan to dining and family area
- Double doors from the family area to the rear garden
- Contemporary grey kitchen units with a built in appliances
- Matching tiling through entrance hall and kitchen breakfast room
- White bathroom suite incorporating a P-style bath and contemporary tiling

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

Offers Around £253,950

22 Bashford Park Hill , Carrickfergus, BT38 9FG



Located in a sought-after and recently constructed residential development just two miles from Carrickfergus town centre, this substantial semi-detached home, built in 2020, offers modern and spacious accommodation ideally suited to a family. Extending to approximately 1,415 square feet, the layout includes four well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room. The ground floor comprises a generous 19' x 11'10" lounge and a large L-shaped kitchen breakfast room, open plan to a dining and family

area, with double doors providing access to the fully enclosed rear garden, which enjoys a southerly aspect.

The kitchen features contemporary grey units with built-in appliances, while matching tiling seamlessly continues through the entrance hall and kitchen area.

Additional features include a white bathroom suite with P-style bath, a downstairs WC, double glazed windows in uPVC frames, a gas heating system, and off-street parking for two cars on a tarmac driveway. With excellent access to transport links, local schools, and amenities, this well-presented

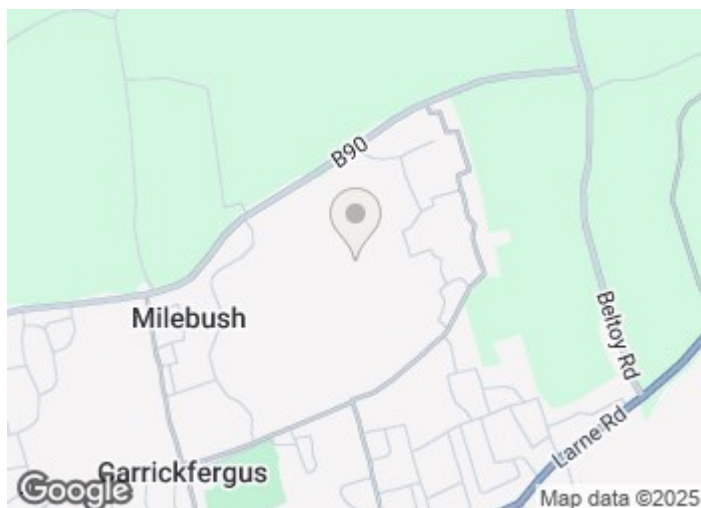
home is ideally suited to families seeking a convenient and modern living environment.

Early viewing of this excellent home is highly recommended.

New to the market... details and measurements to follow shortly

THINKING OF SELLING ?
ALL TYPES OF PROPERTIES
REQUIRED
CALL US FOR A FREE NO
OBLIGATION VALUATION

UPS CARRICKFERGUS
T: 028 93365986
E: carrickfergus@ulsterpropertysales.cc



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

