

## 1 Bashfordsland, Carrickfergus, BT38 9TH



### PRICE Offers Over £384,950

*Positioned on an extensive mature prime corner site within a highly regarded established development. This impressive detached family home has been recently modernised and enjoys a well planned spacious living layout incorporating 4 bedrooms, 3 receptions, superb PVC double glazed conservatory, luxury kitchen, four piece family bathroom and two en suite bathrooms. This property will appeal to the family searching for a modern home in a highly regarded established location at a realistic price. Externally the property boasts a large private garden, integral double garage with parking forecourt and an open aspect with views extending to Belfast Lough. With a high-level of interest anticipated an early viewing is recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

- **Impressive Detached Family Home**
- **4 Bedrooms / 3+ Reception Rooms**
  - **Prime Extensive Corner Site**
- **Superb PVC Double Glazed Conservatory**
- **Highly Regarded Established Development**
  - **Luxury Shaker Style Kitchen (New)**
- **Modern Four Piece Family Bathroom/ 2 En Suite Bathrooms (New)**
- **Integral Double Garage With Parking Forecourt**
  - **Modern Utility Room/ Furnished Cloakroom**
    - **PVC Double Glazing/ Oil Fired Heating**



## ACCOMMODATION

### GROUND FLOOR

#### OPEN COVERED ENTRANCE PORCH

Hardwood double glazed front door with full height double glazed side screens.

#### SPACIOUS RECEPTION STYLE HALL 13'3" x 10'4"

Walk-in storage cupboard. Quality laminate plank flooring extending through ground floor level.

#### LOUNGE 16'3" x 14'3"

Attractive period style open fireplace with ornate tiled inset, mahogany surround and slate hearth. Twin French doors into:-



#### DINING ROOM 14'7" x 12'9"

Sliding double patio doors into:-

#### SUPERB PVC DOUBLE GLAZED CONSERVATORY 14'7" x 13'6"

Twin PVC double glazed doors to garden and patio.



#### FAMILY ROOM 15'6" x 12'3"

Period style fireplace with ornate tiled inset and mahogany surround. Slate hearth.



## LUXURY SHAKER KITCHEN 13'3" x 12'8"

Equipped with a comprehensive range of high and low level shaker style fitted units in Dove grey finish with contrasting wood effect work surfaces. Inlaid single drainer stainless steel sink unit with swan neck mixer tap. A range of integrated appliances to include oven, four ring hob with overhead extractor fan housed in stainless steel canopy, dishwasher and fridge freezer. Complementary wall tiling.



## UTILITY ROOM 12'3" x 7'6"

Equipped with a matching range of shaker style fitted units with contrasting wood effect work surfaces. Inlaid single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. External door to side.

## FURNISHED CLOAKROOM

Comprising button flush WC and pedestal wash hand basin. Tiled floor.



## FIRST FLOOR

### SPACIOUS GALLERY STYLE LANDING

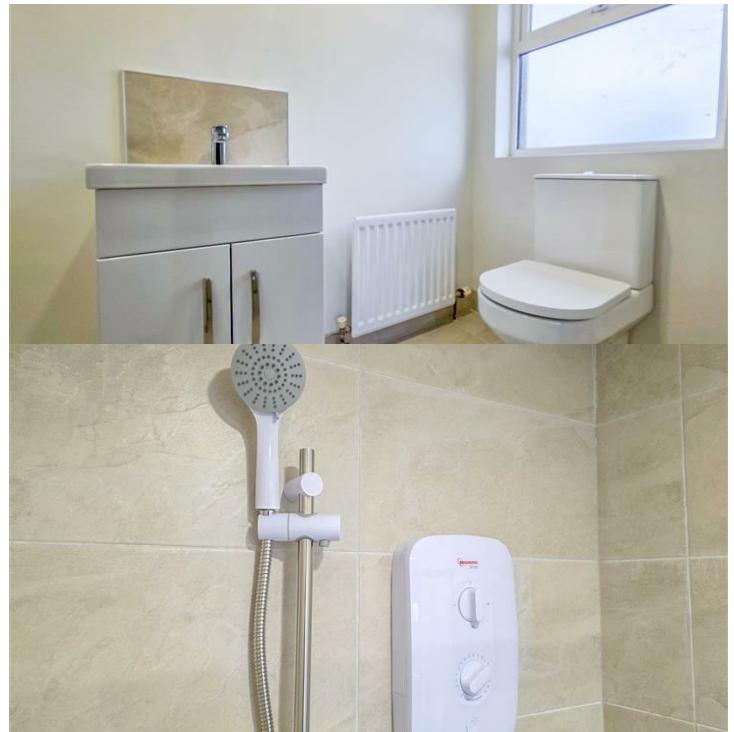
U-shaped Gallery style landing with views extending towards Belfast lough and Co Down coastline.

### BEDROOM 1 14'3" x 11'9"

Partial views extending towards Belfast lough and Co Down coastline. Built-in double wardrobe.

### DELUXE EN SUITE

Comprising button flush w.c, modern vanity unit with monobloc tap and fully tiled shower enclosure with electric shower unit. Tiled floor.



### BEDROOM 2 12'4" x 10'6"

### BEDROOM 3 14'6" x 12'9"

### BEDROOM 4 12'3" x 12'6"

### MODERN EN SUITE

Comprising low flush w.c, pedestal wash basin and fully tiled shower cubicle. Tiled floor.



## DELUXE FAMILY BATHROOM

Four piece family bathroom comprising offset corner bath with tiled splashback, button flush wc, modern vanity unit in gloss white finish with mono block tap and tiled splashback. Fully tiled corner rounded shower cubicle with electric shower unit. Tiled floor.



## OUTSIDE

Large private prime corner site.

Driveway to side with ample parking forecourt suitable for a variety of vehicles.

Integral Double Garage (21'11" x 18'7") with twin Up and Over doors. Power and light.

Extensive private garden to rear with two private patio/ terrace areas. Perfect for family barbecues.

### IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

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