



OUTSIDE

Front garden laid in lawn and stones. Garden to rear laid in lawn with paved patio area, outside tap and light. Drive in Bitmac offering ample parking



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Asking Price:
£289,950

Viewing: By appointment through agent



**2 Barton Park Mews,
Barton Park,
Carrickfergus
BT38 8GF**

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- Exceptional Semi Detached Property
- Modern Fitted Kitchen with Utility Room
- Large Lounge with bay window
- Three double bedrooms
- Master with En-Suite
- Contemporary white 'Vitra' family bathroom
- Gas Fired Central Heating
- Double glazed windows throughout
- Private garden with Bitmac driveway
- 9 Foot ceilings throughout



3



1



2+



YES



YES

About The Property:

We are delighted to bring to the market this exceptional semi-detached property within Barton Park, where you can have city life and coastal living. Situated just a short walk from Loughshore, close to Belfast High School and the A2 Shore Road directly to Belfast.

This beautiful double fronted, spacious and well presented property comprises a large lounge with feature Naxos Polished Electric Fireplace Suite, modern fitted kitchen / dining area and utility, ground floor WC, three double bedrooms- master bedroom with en-suite shower room and spacious white suite family bathroom, with nine ft ceilings throughout the property.

This property benefits from Gas Fired Central Heating, uPVC double glazing throughout, enclosed rear garden with patio area and driveway finished in Bitmac.

Early viewing is highly recommended to get full appreciation of this property.



ENTRANCE HALL WITH SEPARATE WC

Hallway with ceramic tiled flooring leading to separate WC comprising low flush wc, wash hand basin and heated towel rail.



LIVING ROOM WITH BAY WINDOW:

5.89m (19'4) x 3.53m (11'7)

Feature Naxos Polished Electric Suite with grante hearth



KITCHEN AND DINING: 5.89m (19'4) x 4.52m (14'10)

Modern fitted kitchen with a range of high and low level units with soft close drawers and hinges, quartz worktop, stainless steel sink with chrome mixer taps. Integrated gas hob, stainless steel extractor hood, double oven, fridge freezer and dishwasher. LED strip lights under high level units, spotlights throughout.



UTILITY ROOM: 2.06m (6'9) x 1.55m (5'1)

Worktop with high level storage units. Space for washer and dryer.

LANDING

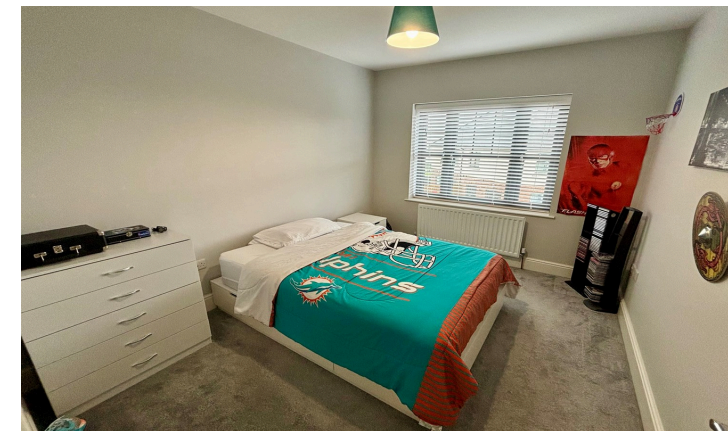
Slingsby style ladder for access to roof space, with the space to allow for conversion to home office or playroom.



MASTER BEDROOM: 3.53m (11'7) x 3.48m (11'5)



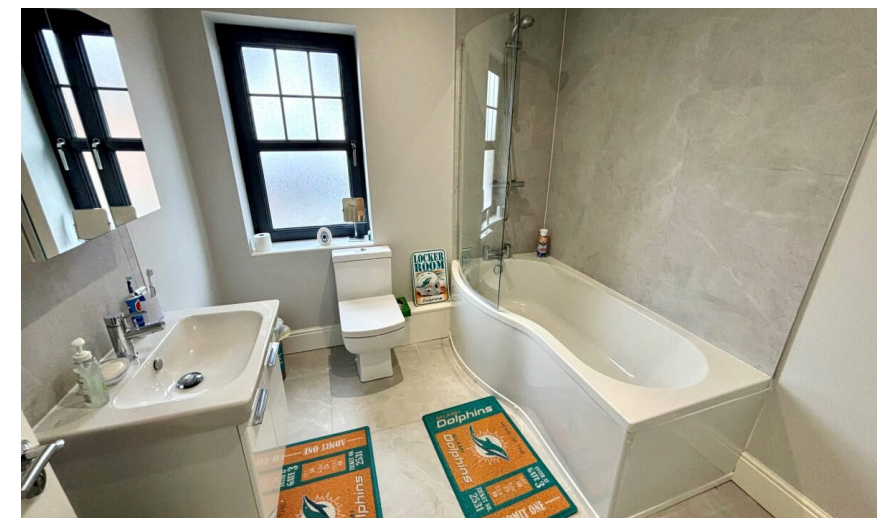
EN-SUITE SHOWER ROOM : 1.98m (6'6) x 1.78m (5'10) Contemporary white suite with enclosed shower, low flush wc, pedestal wash hand basin with chrome taps and chrome towel rail.



BEDROOM 2: 3.53m (11'7) x 2.9m (9'6)



BEDROOM 3: 3.53m (11'7) x 2.9m (9'6)



FAMILY BATHROOM: 2.44m (8') x 2.34m (7'8)

Contemporary white suite with low flush wc, wash hand basin with chrome taps, panelled bath with thermostatically controlled overhead shower, chrome heated towel rail, spotlights and ceramic tiled flooring.