



Rodgers Quay,

**Offers in the region of  
£179,950**



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## Rodgers Quay, Carrickfergus, County Antrim

### Offers in the region of £179,950

Stunning first floor apartment situated in an enviable position with stunning views overlooking Carrickfergus Marina and towards the Co. Down coastline. The impressive interior offers spacious open plan lounge with balcony, excellent fitted kitchen, two bedrooms - master bedroom with en-suite shower room and deluxe white bathroom suite. Furthermore the apartment benefits from a gas fired central heating system, intercom system, double glazed windows, lift facility and communal parking facilities. A most picturesque location with a host of amenities right on our doorstep we have no hesitation in recommending an internal viewing appointment.

#### ENTRANCE HALL

Built in storage cupboards.

#### OPEN PLAN LOUNGE/KITCHEN/DINING AREA

7.54m (at widest) x 5.30m (at widest) (24'9" (at widest) x 17'5" (at widest))

Lounge with double glazed door to balcony boasting exceptional uninterrupted views over Carrickfergus Marina and towards the Co. Down coastline. Modern fitted kitchen with excellent range of fitted high and low level units. Single drainer sink unit with mixer tap. Extractor fan. Integrated fridge/freezer. Housing for machine machine. Laminate wooden floor. Ceiling coving. Stunning views.

#### BALCONY

Affording uninterrupted views.



For full EPC please contact the branch

#### MASTER BEDROOM

5.74m (at widest) x 3.88m (at widest) (18'10" (at widest) x 12'9" (at widest))

Double built in robe. PVC double glazed door to mock balcony.

#### EN-SUITE SHOWER ROOM

Superb white suite comprising shower cubicle with thermostatically controlled shower, pedestal wash hand basin and low flush wc. Heated towel rail. Spotlights. Part tiled walls.

#### BEDROOM 2

3.14m (at widest) x 3.02m (at widest) (10'4" (at widest) x 9'11" (at widest))

Built in double robe.

#### BATHROOM

Deluxe white suite comprising panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls. Heated towel rail. PVC strip ceiling with spotlights.

#### COMMUNAL PARKING FACILITIES

#### EPC

##### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



