

simonBRIEN
RESIDENTIAL

Apartment 3, 7 Old Shore Road,
Carrickfergus, BT38 8PF



Offers Over £157,500

Telephone 02890 668888
www.simonbrien.com



FEATURES

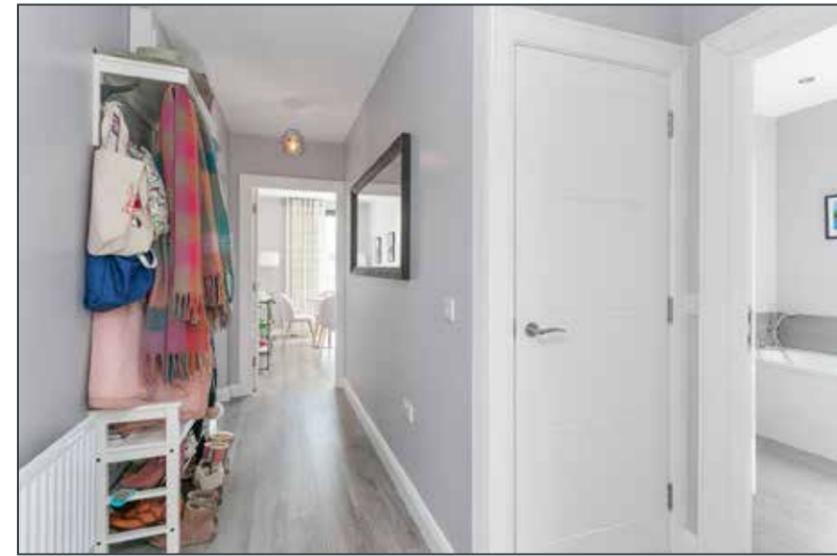
- Superb Recently Built Apartment With Wonderful Views
- Two Double Bedrooms
- Luxury Fitted Kitchen Open Plan To Dining / Living Area With Sliding Door To Juliette Balcony
- Modern Bathroom Suite
- Upvc & Aluminium Double Glazed Windows
- Gas Heating
- Allocated Parking Space With Visitor Parking
- Remaining Term Left On 10 Year Warranty

SUMMARY

This recently constructed apartment is located off the Old Shore Road in peaceful cul de sac setting, with an abundance of amenities and leisure facilities close to hand. Those who enjoy an active lifestyle can benefit from coastal walks along the shoreline and nearby parks.

It has a bright and airy feel and benefits from two double bedrooms, bathroom and a luxury open plan fitted kitchen/dining /living area with juliette balcony and lovely views.

Must be viewed to appreciate all it has to offer.



ACCOMMODATION

FIRST FLOOR

RECEPTION HALL:

Laminate wood floor, storage cupboard.



BATHROOM:

7' 7" x 7' 7" (2.31m x 2.31m)

Ceramic tiled floor, panelled bath with tiled splashback, low flush WC, pedestal wash hand basin, fully tiled ceramic shower cubicle, low voltage spot lighting, extractor fan, chrome heating towel rail.





LOUNGE/ DINING:
14' 9" x 12' 2" (4.5m x 3.71m)

KITCHEN/DINING/ LIVING AREA:
10' 8" x 6' 11" (3.25m x 2.11m)

Ceramic tiled floor, laminate wood floor, low voltage spotlighting, range high and low level units, One and half stainless steel sink unit, "Logik" gas boiler, integrated dish washer, integrated under bench electric oven with 4 ring ceramic hob, stainless steel and glass extractor fan, integrated washing machine and fridge freezer, aluminium double glazed sliding door to Juliette balcony.





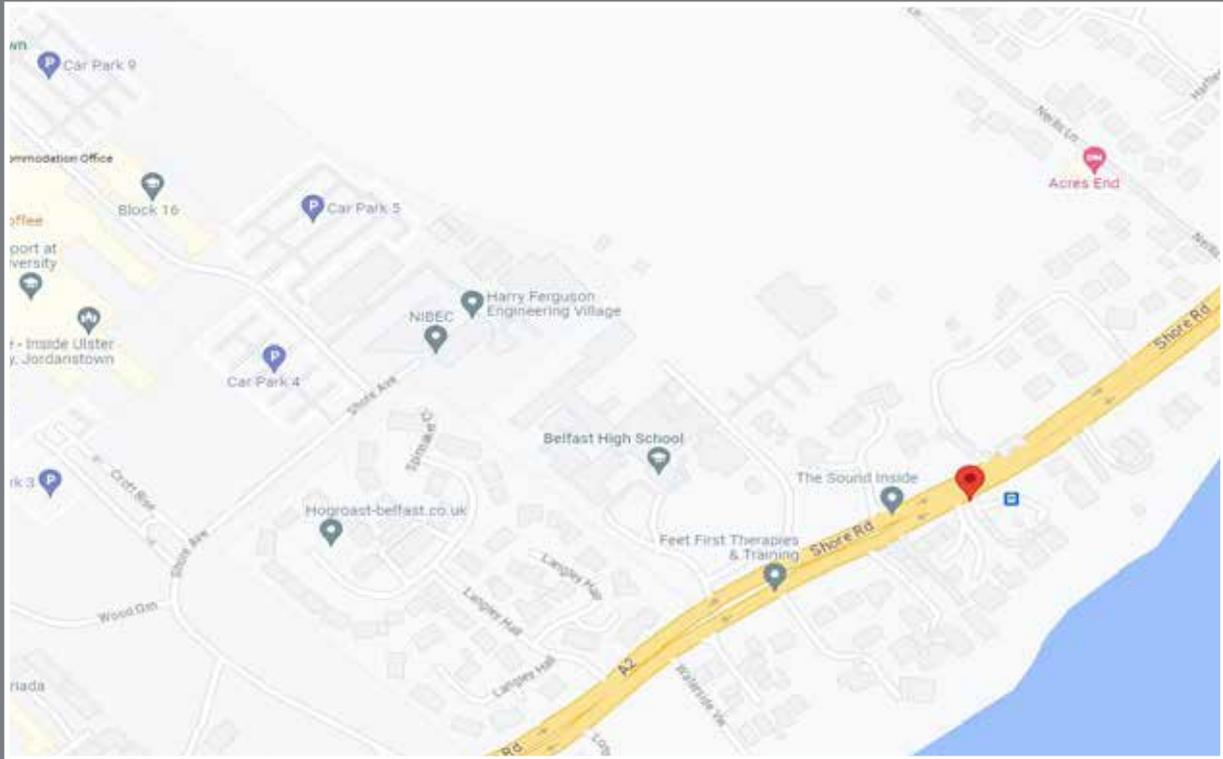
MAIN BEDROOM:
11' 10" x 10' 7" (3.61m x 3.23m)



BEDROOM 2:
11' 10" x 8' 0" (3.61m x 2.44m)



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/E/23/PM



Score	Energy rating	Current	Potential
92+	A		
81-91	B	B1 B	B1 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0578-3907-0339-2620-3381

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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