



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



81 Rodgers Bay, Carrickfergus,  
BT38 8GG

Offers in excess of: £159,950

Reeds Rains

reedsrains.co.uk



# 81 Rodgers Bay, Carrickfergus

## Description

Stunning first floor apartment accessed via its own front door situated in the heart of Carrickfergus Marina. A credit to its present owner with little to but simply move in the beautiful interior offers spacious lounge/dining area- with access to balcony, excellent fitted kitchen, two bedrooms - master bedroom with en-suite shower room and a superb white bathroom suite. Complemented with a gas fired central heating, double glazed windows and balcony. Positioned in a prime location just a short stroll from a host of amenities including restaurants, cinema, picturesque walks and historic Carrickfergus Castle. We have no hesitation in recommending a personal viewing appointment.

## Entrance Hall

Front door and stairs to lounge/ dining area.

## Lounge/Dining Area

22'8" x 16'5" (6.9m x 5m)  
Beach semi solid wood strip flooring. Double glazed patio door to balcony.

## Kitchen

14'3" x 7'8" (4.34m x 2.34m)  
Excellent range of fitted high and low level units. Built in gas hob and electric oven. Integrated fridge/freezer. Washing machine. Single drainer sink unit with mixer tap. Concealed extractor fan. Part tiled walls. Semi solid Beach wood strip flooring.

## Inner Hall

Beach semi solid wood strip flooring. Two built in storage cupboards.

## Master Bedroom

14'4" x 11'3" (4.37m x 3.43m)  
Built in double robe.

## En-Suite Shower Room

Tiled shower cubicle with wall mounted shower attachment, vanity unit and low flush wc. Heated towel rail. Tiled floor.

## Bedroom 2

16'2" x 10'6" (4.93m x 3.2m)  
Range of fitted robes and additional built in double robe.

## Bathroom

White suite comprising wood panelled bath with telephone hand shower, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor.

## Roofspace

**CUSTOMER DUE DILIGENCE** As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: **The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>**

**To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.**

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

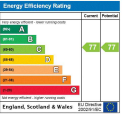
All Measurements are Approximate.

### Laser Tape Clause

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

### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.