



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(69-80)	<b>C</b>		
(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	



Apartment 1 Fishermans Mews,  
Carrickfergus, BT38 7DX

**Offers in the region of:  
£154,950**

 **Reeds Rains**

reedsrains.co.uk

## Apartment 1 Fishermans Mews, Carrickfergus

### Description

Attractive duplex apartment with exceptional sea views over Belfast Lough towards the Co. Down coastline. Positioned in a prime location with the picturesque shoreline walk right on your doorstep and just a short stroll to an array of coffee shops, restaurants and transport links. Extending the approximately 1150 sq. ft the well planned interior offers spacious open plan modern fitted kitchen with range of fitted appliances, open plan lounge/dining area with far reaching sea views, three well proportioned bedrooms - master bedroom with en-suite shower room and a ground floor bathroom. Boasting a gas fired central heating system, double glazed windows, secure parking accessed via a remote controlled gates and intercom system. The prime location coupled with the outstanding sea views are sure to appeal to a wide spectrum of buyers, we therefore strongly recommend an early viewing appointment.

### Entrance Hall

Tiled floor. Storage cupboard with gas boiler.

### Bedroom 2

15'6" x 9'10" (4.72m x 3m)

### Bedroom 3

7'9" x 7'5" (2.36m x 2.26m)

### Bathroom

Superb white suite comprising panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls.

### First Floor

### Cloakroom/WC

Wash hand basin and WC. Tiled floor.

### Open Plan Lounge/Kitchen/Diner

23'4" x 15'7" (7.1m x 4.75m)

Lounge with stunning views over Belfast Lough and towards the Co. Down coastline. Excellent fitted kitchen/diner comprising range of fitted high and low level units. Built in hob and oven. Integrated fridge/freezer and dishwasher. Extractor fan. Tiled floor in kitchen area. Wall mounted radiator.

### Master Bedroom

15'11" x 13'2" (4.85m x 4.01m)

### En-Suite Shower Room

White suite comprising shower cubicle with wall mounted thermostatically controlled shower, vanity unit and low flush wc. Part tiled walls and tiled floor.

### Enclosed Residents Parking Area

Approached via an electric gate to designated parking area.

### 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.

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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.

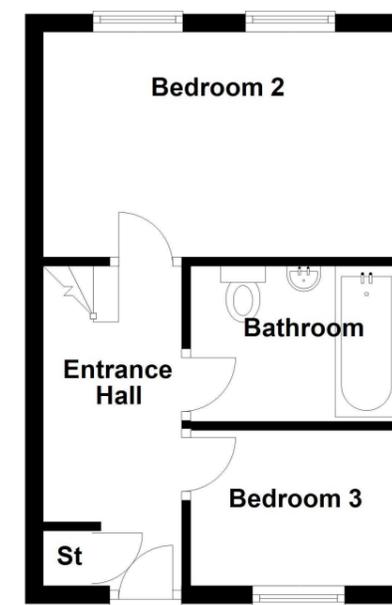
### Floorplan Clause

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



For full EPC please contact the branch.

### Ground Floor



### First Floor

