

**APT 6, 10 THE AVENUE  
CARRICKFERGUS  
BT38 8LT**



First floor apartment  
Two bedrooms  
Built in wardrobe in bedroom one  
16'4 x 12'3 lounge diner  
Lounge boasts double doors and Juliet balcony  
Double glazed windows in uPVC frames, gas heating system  
White bathroom suite with shower over bath  
Kitchen with walnut style units  
Built in fridge freezer, oven, hob and extractor  
Allocated car parking  
Located approximately 0.5 miles from Carrickfergus town centre  
Ideal investment property  
Well presented, no ongoing chain

**Offers Around £99,950**

Tenure:

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

### Entrance Hall

Doors to



### Lounge

16'3 x 12'4

Double doors to Juliet style balcony, radiator, open plan to kitchen



### Kitchen

8'5 x 6'2

Double glazed window to side aspect, range of Walnut style high and low level units with roll edge worktops, inset sink and drainer with mixer tap over, built in stainless steel oven, gas hob and stainless steel chimney style extractor fan over, integrated fridge freezer, ceramic tiled floor



**Bedroom One**

10'5" x 8'7" x 9'8"

Double glazed window to rear aspect, built in wardrobe incorporating gas boiler, radiator



**Bedroom Two**

8'2 x 7'10

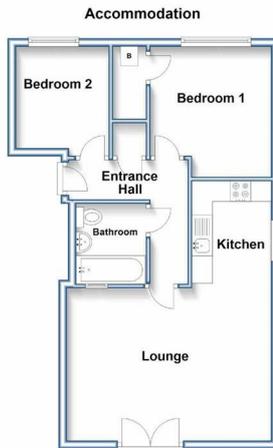
Double glazed window to rear aspect, radiator



**Bathroom**

White suite comprising low flush Wc, pedestal sink and panel enclosed bath, fully tiled walls, radiator, ceramic tiled floor

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.



THIS PROPERTY IS CURRENTLY RENTED,  
VIEWINGS ARE INVITED FROM PROPERTY  
INVESTORS.  
CURRENT LEASE DETAILS AND RENTAL  
YIELDS AVAILABLE ON REQUEST

THINKING OF SELLING  
ALL TYPES OF PROPERTIES REQUIRED  
CALL US FOR A FREE NO OBLIGATION  
VALUATION

UPS CARRICKFERGUS  
T: 028 93365986  
E: carrickfergus@ulsterpropertysales.co.uk

# Thinking of Selling?

All types of Properties Required  
Call us for a free no obligation Valuation

UPS Carrickfergus  
T: 028 9336 5986  
E: carrickfergus@ulsterpropertysales.co.uk

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 16816691**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 16816691**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 16816691**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 16816691**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 16816691**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9047 1515

