

## 55 BARN MILLS CARRICKFERGUS BT38 7GZ



Top floor apartment  
Two bedrooms

En-suite shower room off master bedroom  
 17'5 x 16'11 lounge with feature high ceilings & original wood beams  
 Double doors from lounge to Juliet balcony  
 Brick arch to split level kitchen snug extending to 42'  
 Oak style kitchen incorporating fridge/freezer, oven, hob extractor  
 Built in dishwasher and washing machine  
 Bathroom with white suite  
 Gas heating system & double glazing  
 Security entry system and lift facility  
 Views across Carrickfergus to Belfast Lough  
 Original features  
 Convenient to Carrickfergus town centre and transport links  
 No ongoing chain

### Offers Around £117,995

Tenure: Leasehold

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	70	74
	EU Directive 2002/91/EC	

### Entrance Hall

Radiator, laminate wooden floor, doors to



### Lounge

17'5 x 16'11

Feature wood high ceiling with original beams, velux windows to front aspect, double doors to juliet style balcony, radiator, laminate wooden floor, steps up to kitchen area

### Kitchen/Snug

42'6 x 5'8

Double glazed window to rear and side aspect, range of oak style high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, built in oven and hob with chimney style extractor fan over, integrated fridge freezer, washing machine and dish washer, laminate wood floor, stairs leading to snug



### Snug

Double glazed window to rear and side aspect, radiator, laminate wood floor, views over Carrickfergus



### Bedroom 1

11'6 x 10'9

Velux window to front aspect, radiator, door to ensuite

### En-suite

White suite comprising low flush WC, pedestal sink and shower cubicle

### Bedroom 2

Velux window to front aspect, radiator

### Bathroom

White suite comprising low flush WC, wash hand basin and enclosed bath, radiator

### Views

Views across Carrickfergus



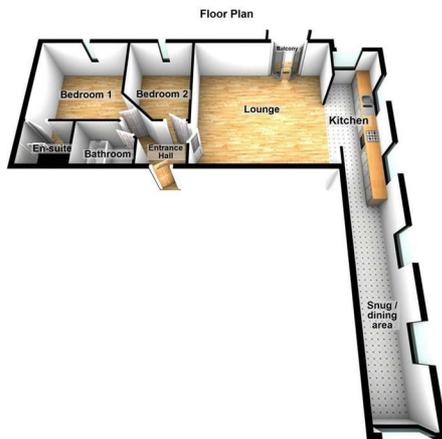
### Storage

Loft accessed by pull down ladder 30'1" x 6'0"

## Floor Plans



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.



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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.

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