

**8 SEAPOINT
CARRICKFERGUS
BT38 8BB**



Duplex style apartment.
Excellent waterfront location.
Three bedrooms.
Lounge incorporating feature fireplace .
Balcony from lounge with panoramic sea views across Belfast Lough to Co Down.
Separate kitchen.
First floor family room / dining room galleried over lounge.
Downstairs bathroom and additional first floor shower room.
.Double glazed windows.
Gas heating system.
Allocated parking space and visitor parking.
Approximately one mile from Carrickfergus town centre.
Convenient to main A2 for access to Belfast.
No ongoing chain.

Offers Around £209,950

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		70	76
(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

Double glazed window to front aspect, radiator, doors to



Lounge

16'3 x 14'2

Double glazed window to rear aspect, fireplace with wood surround, tiled surround and hearth, door to balcony, stairs to first floor



Balcony

Views across Belfast Lough



Kitchen

11'2 x 6'9

Double glazed window to rear aspect, range of pine style units with wood edge worktops, inset 1.5 bowl sink and drainer with mixer tap over. Built in stainless steel oven and four ring hob, plumbed for washing machine, laminate wood flooring

Bedroom two

12'4 x 9'11

Double glazed window to front aspect, radiator

Bedroom three

9'8 x 8'7

Double glazed window to front aspect, radiator

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: 17735884



Bathroom

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

Stairs & landing

Doors to



Dining area/ family room

14'2 x 11'3

Double glazed window to rear aspect, velux window to side aspect, galleried over lounge



Bedroom one

12'6 x 9'5

Double glazed window to front aspect, radiator

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Shower room

Velux window to side aspect, low flush Wc, pedestal sink and shower cubicle

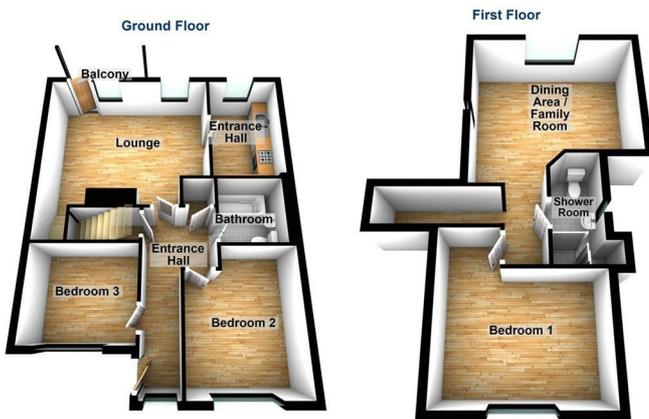
Views



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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www.ulsterpropertysales.co.uk **UPS**

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