

APT (2) 2 THE TIDES, OLD SHORE ROAD CARRICKFERGUS BT38 8GN



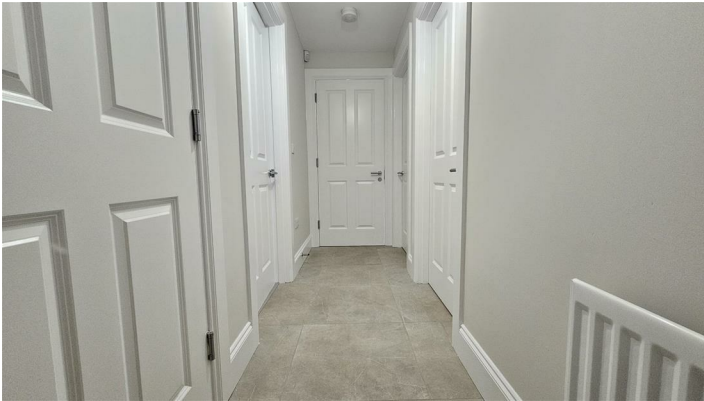
Ground floor apartment in recently constructed development
Two bedrooms with ensuite shower room of master bedroom
Bedroom two boasts built in mirrored slide robes
19'10" x 17'6" lounge open plan to dining room
Sea views from lounge and door to private block paved patio area
15' kitchen with contemporary shaker units, built in appliances and mood lighting
Bathroom & ensuite both with thermostatically controlled showers and white suites
Double glazed windows in pvc frames, front windows have acoustic glass
Matching ceramic tiling throughout entrance hall
Gas heating system & security video entry system
Garage with remote control roller door
Car parking accessed by remote control electric gates
Superb throughout in sought after Trooperslane location

Offers Around £239,950

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	81	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

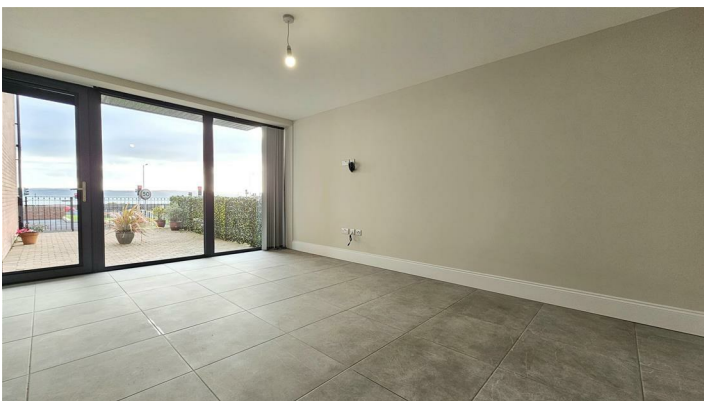
Storage cupboard, radiator, ceramic tiled flooring, doors to



Lounge diner

19'10 x 17'6 max

Double glazed window to front aspect with sea views, double glazed door to private patio, radiators, open plan to kitchen





Kitchen

15'7 x 8'11

Double glazed window to side aspect, range of shaker style high and low level units with Quartz stone work tops, upstand and inset 1.5 bowl sink and drainer. underlighting. Built in stainless steel oven and 4 ring ceramic hob with extractor fan over. Integrated fridge, freezer, dishwasher and washing machine. Floor level mood lighting, radiator, ceramic tiled flooring



Bedroom one

12'2 x 9'9

Double glazed window to rear aspect, radiator, door to en-suite



En suite

Double glazed window to front aspect, white suite comprising low flush Wc, floating sink set on vanity unit, shower cubicle with thermostatically controlled shower over, fully tiled walls, chrome heated towel rail, ceramic tiled floor



Bedroom two

11'4 x 9'8

Double glazed window to rear aspect, built in mirrored slide robe, radiator



Bathroom

Double glazed window to side aspect, white suite comprising low flush Wc, floating sink set on vanity unit, enclosed bath with thermostatically controlled shower over, chrome heated towel rail. Cupboard incorporating gas boiler, part tiled walls, ceramic tiled floor



Patio

Double glazed door from lounge to block paved patio with sea views



Communal areas

Communal security door with video entry system leading to communal entrance hall. Externally there is secure car parking facilities accessed by eclectic gates, covered bin storage, bike storage shed and gardens in lawn

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 Planity.



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Garage

18'4 x 10'1

Electric roller door, sink and drainer with mixer tap over, door to kitchen, power and light

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