

## 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



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: 17802892**



### **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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