

## 40 (B) EDERNY WALK CARRICKFERGUS BT38 8NQ



Ground floor apartment

Two bedrooms

15' lounge

Separate kitchen with an excellent range of units

Shower room with white suite

Double glazed windows in upvc frames & gas heating system

Driveway at the front & enclosed yard at the rear

Own private front door

Ideal investment or first time buy

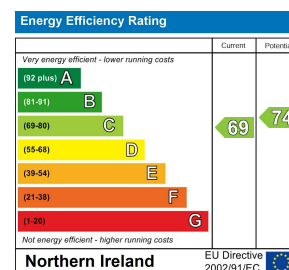
Convenient to Carrickfergus town centre

Well presented, no ongoing chain

### Offers Around £74,995

**Tenure: Leasehold**

**Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**



### Entrance hall

Double glazed window to front aspect, door to lounge



### Lounge

15'0 x 11'2

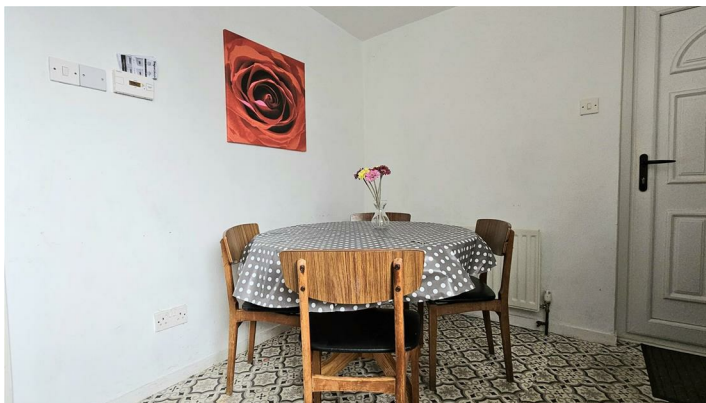
Double glazed window to front aspect, radiator, laminate wood flooring, doors to



### Kitchen

12'8 x 8'8

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, plumbed for washing machine, radiator



### Inner hallway

Storage cupboards, doors to





### Bedroom one

11'6 x 9'9 max

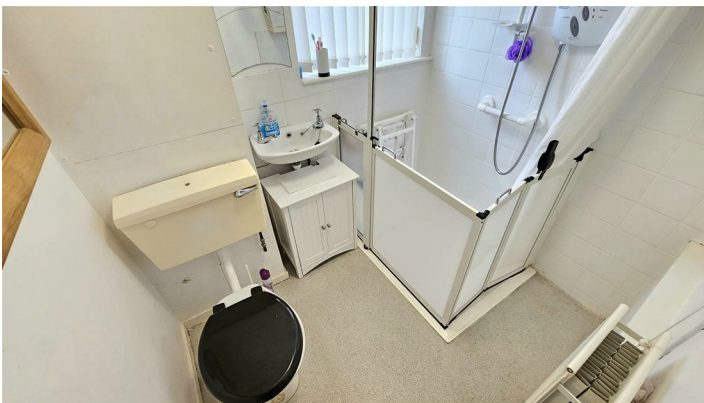
Double glazed window to rear aspect, built in wardrobe, radiator, laminate wood flooring



### Bedroom two

10'9 x 6'3

Double glazed window to front aspect, radiator, laminate wood flooring



### Shower room

Double glazed window to front aspect, white suite comprising low flush Wc, wash hand basin and shower cubicle, radiator

### Gardens and grounds

At the rear there is an enclosed yard whilst at the front a driveway

## 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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