

31 RODGERS BAY CARRICKFERGUS BT38 8GG



Ground floor apartment located on the sea front
 Two double bedrooms
 Both bedrooms boast built in wardrobes and fitted mirrored sliderobes
 Master bedroom has an ensuite shower room and door onto gardens
 17'2 x 12'3 lounge open plan to kitchen with door to garden
 Kitchen incorporating birch style units and built in appliances
 White bathroom suite
 Gas heating system & UPVC double glazing
 Parking facilities, lift facility and security entry system
 Gardens laid to patio
 Uninterrupted panoramic views across Belfast Lough
 Views further extend to Belfast docks and Cavehill
 South westerly aspect with afternoon and evening Sun
 Approximately 0.5 miles from Carrickfergus town centre
 0.2 miles from Carrickfergus marina
 Well presented, no chain, viewing essential

Offers Around £229,950

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		78	78
(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, laminate wood flooring, doors to



Lounge

17'10 x 12'3

Double glazed window to front aspect, double glazed door to garden, radiator, security entry phone, laminate wood flooring, open plan to kitchen



Kitchen

9'7 x 7'1

Range of high and low level birch style units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, built in oven, hob and extractor, integrated fridge freezer and washing machine, laminate wood flooring



Bedroom one

17'8 x 8'10

Double glazing window to front aspect, double glazed door to garden, built in mirrored sliderobes, and additional built in double wardrobe, radiator, door to en suite



En suite

White suite comprising low flush Wc, pedestal sink and shower cubicle, radiator



Bedroom two

12'3 x 9'1

Double glazing window to front aspect, two built in wardrobes and fitted mirrored sliderobes, radiator



Bathroom

White suite comprising low flush Wc, pedestal sink and enclosed bath, radiator



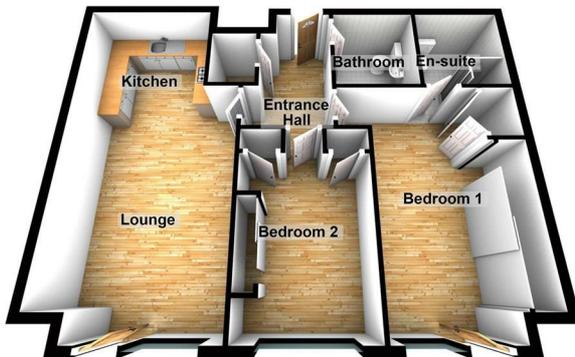
Gardens

At the front of the apartment there is a garden laid to patio



Floorplans

Floor Plan



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.

Floor Plan



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E:carrickfergus@ulsterpropertysales.co.uk

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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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