

## 38 SWIFTS QUAY CARRICKFERGUS BT38 8BQ



Ground floor apartment  
Sought after waterfront marina location  
Two bedrooms  
24'5 x 15'7 lounge open plan to dining room  
Double doors to patio  
Separate kitchen with white units  
Bathroom incorporating an electric shower over bath  
Upvc double glazing  
uninterrupted views across Belfast Lough  
Patio area enjoys a southerly aspect  
Car parking facilities  
Security entry phone  
Convenient to Carrickfergus town centre and transport links  
Well presented, viewing recommended

### Offers Around £192,950

**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	77
(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, airing cupboard, doors to.



### Lounge diner

24'5 x 15'7 rt 10'3

Lounge open plan to dining area, double glazed windows to front aspect, E7 wall heater, double glazed double doors to patio.



### Kitchen

9'9 x 7'4

Range of high and low level units with roll edge work tops, inset 1.5 bowl, stainless steel sink and drainer with mixer tap over, built in oven and 4 ring ceramic hob with electric fan over, plumbed for washing machine, ceramic tile floor.







### Bedroom one

14'2 x 9'10

Double glazed window to rear aspect, electric wall heater.



### Bedroom two

10'0 max x 9'11

Double glazed window to rear aspect, electric wall heater.



### Bathroom

Suite comprising low flush Wc, pedestal sink & enclosed bath with electric shower over, tiled walls and flooring.



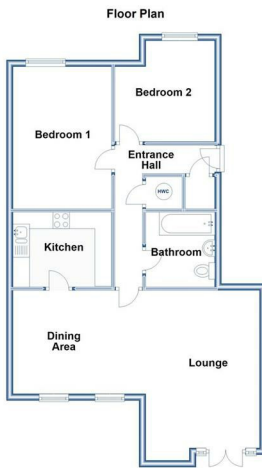
### Garden and grounds

At the front there is a patio laid to brick paving with uninterrupted views across Belfast lough.

## 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.



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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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