

58 RODGERS BAY CARRICKFERGUS BT38 8GG



Ground floor apartment
Enviably waterfront location
Two generous double bedrooms both with built in wardrobes
15'4 x 10'9 master bedroom with door onto sun patio
24'11 x 12'3 lounge open plan to kitchen
Additional door from lounge to sun patio
Modern shaker style kitchen incorporating built in appliances
Ensuite/combined family bathroom with a modern white suite
Double glazed windows in upvc frames and gas heating system
Telephone security entry system
Uninterrupted sea views across Belfast lough with a south westerly aspect
Well presented throughout
No ongoing chain, viewing essential

Offers Around £238,950

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		
(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

This well-presented ground-floor apartment enjoys an enviable waterfront location, offering uninterrupted sea views across Belfast Lough with a desirable south-westerly aspect. The property features two generously sized double bedrooms, both with built-in wardrobes, including a spacious 15'4 x 10'9 master bedroom with direct access to a private sun patio. The open-plan 24'11 x 12'3 lounge and kitchen area provides a bright and airy living space, with an additional door leading to the sun patio, further enhancing the seamless indoor-outdoor flow. The modern Shaker-style kitchen is fitted with built-in appliances, while the ensuite/combined family bathroom is finished with a contemporary white suite. Additional benefits include double-glazed uPVC windows, a gas heating system, and a telephone security entry system. Available with no ongoing chain, this well-maintained apartment offers an excellent opportunity for those seeking a stylish and low-maintenance home in a stunning coastal setting. Viewing is essential.



Entrance hall

Cloakroom, storage cupboard, radiator, laminate wood flooring, doors to.



Lounge

17'10" x 12'9"

Double glazed window to front aspect, door to garden, laminate wood flooring, radiator, open plan to Kitchen area



Kitchen

9'7" x 7'8"

Excellent range of high and low level shaker style units with contrasting worktops, inset stainless steel sink and drainer with mixer tap over. Built in stainless steel oven and four ring gas hob with extractor fan over. Built in fridge freezer and washing machine. brick style splashbacks



Bedroom one

15'7" x 10'10"

Double glazed window and door to garden, built in double wardrobe, radiator, laminate wood flooring, door to, bathroom/shared en-suite



Bedroom two

11'11" x 9'2"

Double glazed window to front aspect, built in wardrobes, radiator, laminate wood flooring.



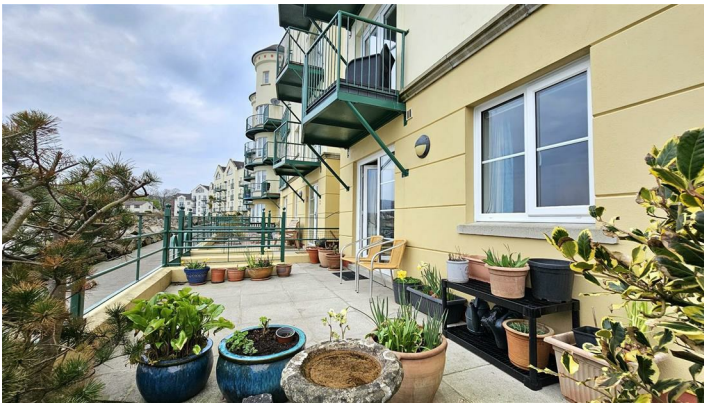
Bathroom

White suite comprising low flush Wc, pedestal sink and panel enclosed bath, shower cubicle with thermostatically controlled shower over, radiator, fully tiled walls, ceramic tiled floor.



Gardens

Raised patio with uninterrupted sea views across Belfast lough with a south westerly aspect



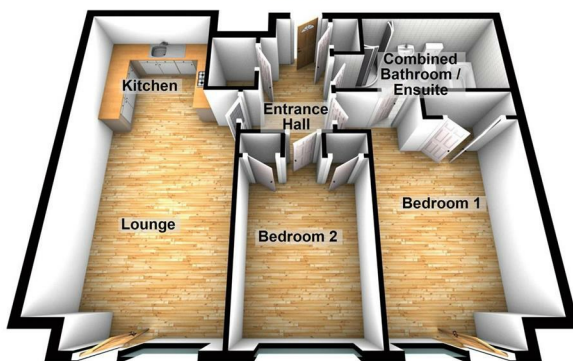
Floor plans

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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