

10 MARITIME DRIVE CARRICKFERGUS BT38 8GQ

**End terrace house**

Two double bedrooms both with built in wardrobes
Lounge open plan to kitchen with wall hung gas fire
Contemporary high gloss handleless kitchen units incorporating a feature island
Granite work surfaces & Quettle tap providing instant boiling water
Induction hob & retractable downdraft extractor
Integrated fridge freezer, dishwasher, stainless steel oven, microwave & wine fridge
Feature sliding patio doors leading to rear garden
White bathroom suite incorporating a P-style and fully tiled walls
Double glazed windows in upvc frames, gas heating system
Enclosed rear garden laid to lawn and patio with a westerly aspect
Excellent throughout, ideal as a first timer buy or downsizer
Superb Marina location, convenient to the town centre and all amenities
Viewing essential

Offers Around £199,950

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

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (12 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 end terrace house offers well-finished, modern accommodation that would be ideal for a first-time buyer or someone looking to downsize, with a superb location close to the Marina, town centre, and convenient access to local transport links and amenities.

The property includes two double bedrooms, both with built-in wardrobes, and a lounge that opens into a stylish kitchen space, featuring a wall-hung gas fire for a clean, modern look. The kitchen is fitted with contemporary high gloss, handleless units and a central island, complemented by granite work surfaces and a Quettle tap providing instant boiling water. Integrated appliances include a hob with a retractable downdraft extractor, fridge freezer, dishwasher, stainless steel oven, microwave, and a wine fridge, making the space both practical and up to date.

A set of sliding patio doors leads out to the enclosed rear garden, which is laid in lawn and patio and benefits from a westerly aspect. The bathroom features a white suite with a P-shaped bath and fully tiled walls. The home also includes double glazed uPVC windows and a gas heating system. Finished to a high standard throughout and offered in excellent condition, this is a move-in-ready property in a sought-after location, and early viewing is recommended.

Entrance hall

Radiator, tiled floor, door to



Lounge

14'6 x 13'0

Double glazed window to front aspect, inset spotlights, wall mounted gas fire, storage cupboard, radiator, tiled flooring, open plan to kitchen area





Kitchen area

16'3 x 9'0

Double glazed sliding doors leading to rear garden, inset spotlights. Wall mounted internal security camera. Extensive range of contemporary, high gloss handleless style high and low level units with built in stainless steel oven and microwave. Substantial centre Island with granite work surfaces and an inset 1.5 bowl stainless steel sink with a Quettle tap providing instant boiling water. Integrated appliances including a fridge freezer, dish washer and wine cooler. Built in five ring hob with retractable downdraft extractor fan. Island incorporates a breakfast bar with room for four stools. radiator, tiled flooring.



Stairs and landing

Storage cupboard

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: 18369085



Bedroom one

12'11" (max) x 10'7"

Double glazed windows to front aspect, built in wardrobes, radiator



Bedroom two

10'10 x 9'5

Double glazed windows to rear aspect, built in wardrobe, radiator



Bathroom

Double glazed window to rear aspect, white suite incorporating a low flush Wc, pedestal sink and a P-Style enclosed bath, chrome heated towel rail, fully tiled walls and flooring



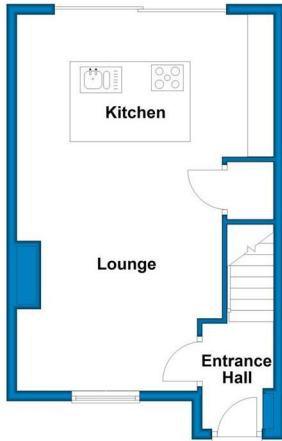
Gardens and grounds

At the rear of the property there is an enclosed garden boasting a south westerly, part laid to lawn, part laid to patio and stones. Garden shed with power to remain, outside tap

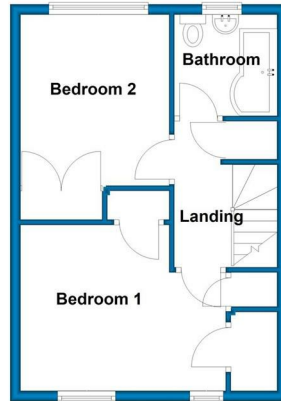


Floor plans

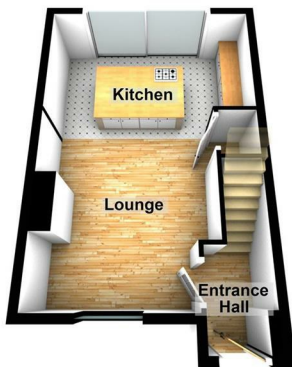
Ground Floor



First Floor



Ground Floor



First Floor



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