

3 ROSE COURT CARRICKFERGUS BT38 8FT



Ground floor apartment
 Two double bedrooms, both with fitted wardrobes
 En suite shower room off master bedroom
 21' lounge open plan to dining area
 Lounge boasts bay window and fireplace
 Beech style kitchen incorporating a stainless steel oven, hob & fridge freeze
 Bathroom with white suite
 Walk in storage cupboard and security entry system
 Double glazed windows & gas heating system
 Dedicated car park
 Convenient to town centre and transport links
 Ideal as a downsize or first time buy
 Non ongoing chain, viewing recommended

Offers Around £129,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

This ground floor apartment offers well-proportioned and low-maintenance accommodation, making it a suitable choice for first-time buyers or those looking to downsize. Conveniently located close to the town centre and within easy reach of public transport links, it provides straightforward access to shops, services, and commuting routes.

The apartment features two double bedrooms, both with fitted wardrobes, and the master bedroom benefits from an en suite shower room. The 21' lounge is open plan to the dining area and includes a bay window and fireplace, creating a spacious living space. The beech-style kitchen is fitted with a stainless steel oven, hob, and fridge freezer. There is also a main bathroom with a white suite, along with a useful walk-in storage cupboard.

Additional features include double glazed windows, a gas heating system, a security entry system, and a dedicated car park for residents. With no ongoing chain, this is a well-located and ready-to-move-into home, and viewing is recommended.

Entrance hall

Radiator, tiled floor, storage cupboard, security entry phone, doors to.





Lounge/diner

21 x 14'2 max

Double glazed windows to front aspect, bay window, fireplace with wood surround, granite hearth and inset, radiators.



Kitchen

9'1 x 7'4

Double glazed window to side aspect, range of beech style high and low level units with roll edge worktops, inset stainless steel sink & drainer with mixer tap over, built in stainless steel oven & 4 ring gas hob with pull out extractor fan over, integrated fridge/freezer, plumbed for washing machine.



Bedroom one

11'8 x 11'2 max

Double glazed window to rear aspect, range of built in walnut style bedroom furniture comprising wardrobe and over head storage, radiator, door to.





En-suite

White suite comprising low flush Wc, wash hand basin set on vanity unit, shower cubicle with electric shower over, radiator, tiled walls & floor.



Bedroom two

11'2 10'11

Double glazed window to rear aspect, built in mirrored slide robes, radiator.



Bathroom

Double glazed window to front aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, panel enclosed bath with chrome telephone handle style shower attachment, radiator, tiled walls & ceramic tiled floor.

Outside

At the rear there is a communal car park.

Floor Plan



Floor plan

Floor Plan



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