COLIN GRAHAM RESIDENTIAL

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# 22D Old Shore Road, Carrickfergus, BT38 8TL

- Exceptional First Floor Apartment
- Lounge; Private Balcony
- Deluxe Bathroom
- Gas Heating; PVC Double Glazing
- Communal Garden To Rear
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- En Suite Shower Room
- Generous Parking Area
- Delightful Lough Views

Offers Over £229,950

EPC Rating C

# 22D Old Shore Road, Carrickfergus, BT38 8TL

## PROPERTY DESCRIPTION

### ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Intercom entry system. Lift and stair access to first floor.

### PRIVATE ENTRANCE HALL

Fitted storage units. Wood laminate floor covering. Access to shelved store.

### LOUNGE THROUGH DINING ROOM 27'10" x 12'1"

Wood laminate floor covering. PVC double glazed French doors with matching side screens, leading to private balcony area with views towards Belfast Lough.

[redacted]

[redacted]

## KITCHEN RECESS 14'0" x 11'10" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting, composite work surface. Island unit with solid wood block top and breakfast bar area. Stainless steel 1.5 bowl sink unit with views towards Belfast Lough. Space and plumbed for range style oven with extractor hood over. Integrated fridge freezer, dishwasher and microwave oven. Space for wine fridge. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Upstands and splash back to walls to match work surface. Tiled floor.

## PRINCIPAL BEDROOM 17'11" x 9'10"

Wood laminate floor covering.

## DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Tiled floor.

## BEDROOM 2 10'6" x 9'7"

## BEDROOM 3 9'9" x 8'6"

## DELUXE BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Part tiling to walls. Tiled floor.

## EXTERNAL

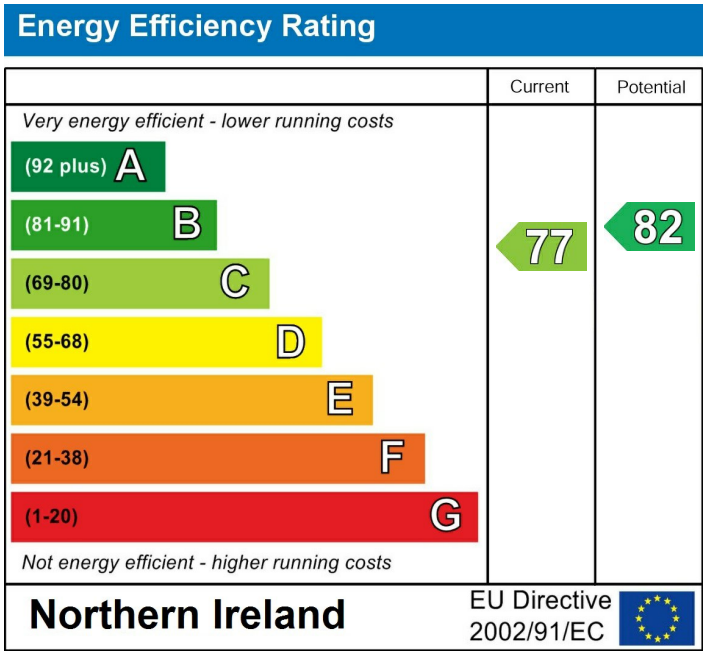
Generous parking area to front.
Communal garden to rear.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

[redacted]

***Immaculately presented, spacious, three bedroom, first floor apartment, enjoying delightful lough views, located on the Old Shore Road, Carrickfergus. The property has been finished to a high specification throughout and accommodation comprises communal entrance hall (with lift and stair access to first floor), private entrance hall, lounge through dining room with access to private balcony, luxury fitted kitchen, three well proportioned bedrooms, to include principal en suite, and deluxe family bathroom with contemporary four piece suite. Externally the property enjoys parking to front and communal garden area to rear. Other attributes include gas heating and PVC double glazing. Early viewing strongly recommended to avoid disappointment.***




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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