

**SALE AGREED**

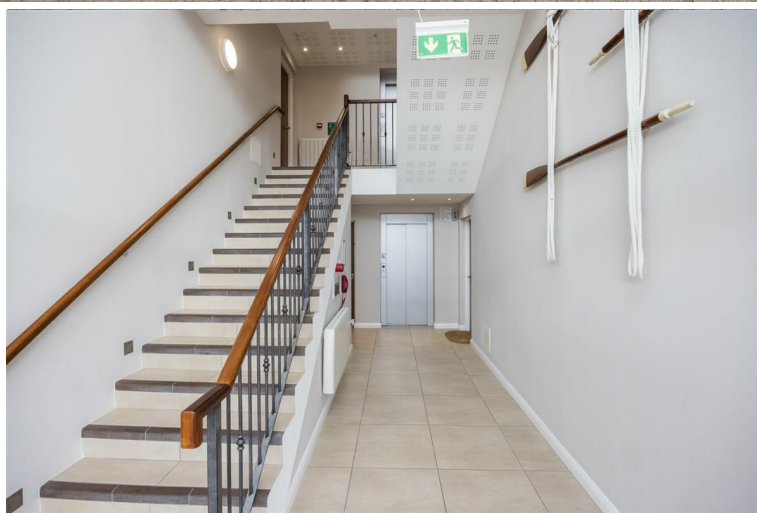
## Apartment 7, Wavecrest, 739 Shore Road, Jordanstown, Newtownabbey, BT27 0DY

- Luxury Penthouse Apartment
- Large Open Plan Lounge, Dining, Kitchen Area
- Deluxe Bathroom With White Suite
- Stunning, Uninterrupted Views Over Belfast Lough
- Communal Garden With Direct Access To Lough Shore
- Two Double Bedrooms; Principal En Suite
- Luxury Fitted Kitchen; Utility Store
- Gas Heating; Double Glazing
- Secure Gated Parking; Allocated Parking Space
- Convenient, Well Sought After Location

**Offers Over £334,950**

**EPC Rating B**





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Aluminium framed double glazed front door with intercom entry system. Tiled floor. Lift and stair access to upper floors.

#### PRIVATE ENTRANCE HALL

Walnut veneer front door. Porcelain tiled floor. Access to partially floored roof space. Intercom entry handset.

#### OPEN PLAN LOUNGE, DINING, KITCHEN AREA 32'3" x 25'4" (wps)

Box bay to rear elevation with PVC double glazed French doors to glass Juliet style balcony. Stunning, uninterrupted views over Belfast Lough, towards Holywood and County Down. Part vaulted ceiling. Porcelain tiled floor.



## KITCHEN THROUGH DINING AREA

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting Dekton work surface. Matching island unit with breakfast bar area. Integrated touch screen Smeg hob with Dekton splash back and extractor hood over. Integrated Smeg oven, microwave oven, fridge freezer and dishwasher. Stainless steel sink unit. Worcester gas fired central heating boiler (housed within matching unit). PVC double glazed French doors leading to glass Juliet style balcony. Stunning, uninterrupted views over Belfast Lough, towards Holywood and County Down. Porcelain tiled floor.

## UTILITY STORE 6'0" x 4'0"

Range of fitted storage units and work surface area to match kitchen. Plumbed for automatic washing machine. Porcelain tiled floor.

## PRINCIPAL BEDROOM 17'7" x 14'8" (wps)

Range of fitted wardrobes in part mirrored doors.

## DELUXE FULLY TILED EN SUITE SHOWER ROOM

Wet room style shower enclosure with thermostat controlled mains shower unit and drench shower head. Floating vanity unit and concealed cistern WC. Illuminated mirror over sink.

## BEDROOM 2 13'4" x 10'4"

Fitted wardrobes in glass panelled doors.

## DELUXE FULLY TILED BATHROOM

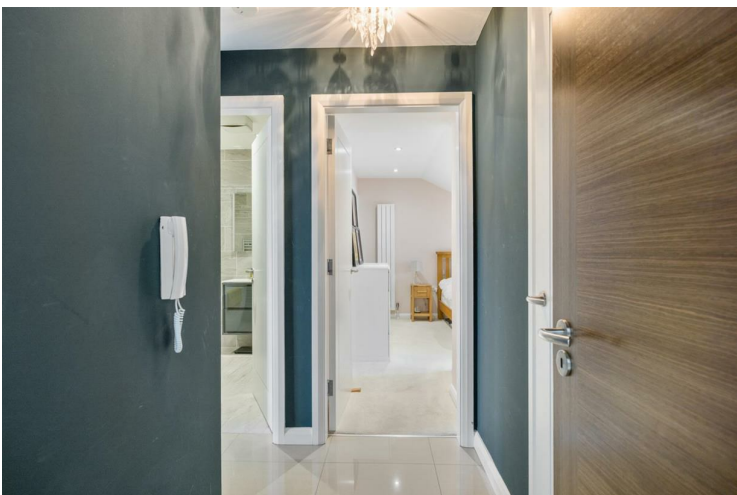
Contemporary, white three piece suite comprising freestanding bath, floating vanity unit and concealed cistern WC. Wall mounted taps over bath. Chrome towel radiator. Illuminated mirror over sink.

## EXTERNAL

Private residents' car park with electric operated gate and intercom entry system.  
Private/allocated car parking space.  
Communal garden finished in lawn, with direct access to the lough shore.  
External lighting.

## 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.





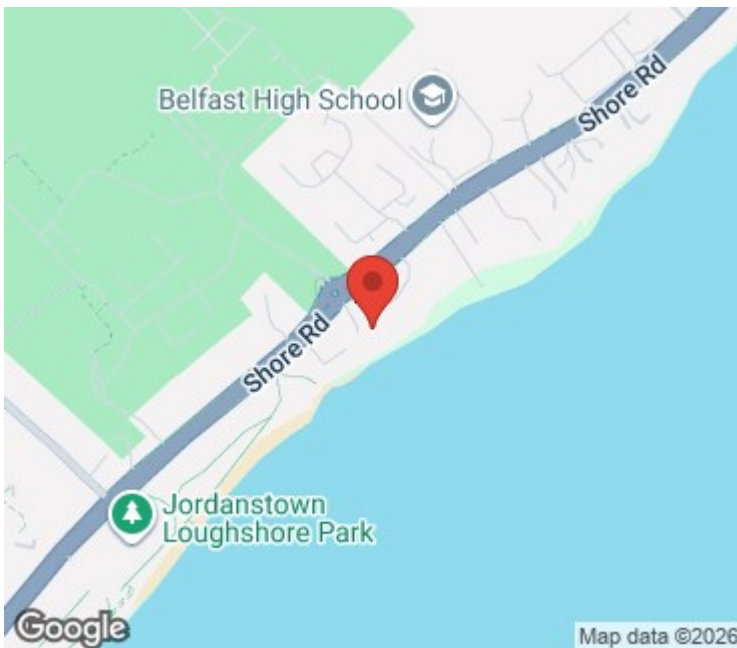
**Immaculately presented, spacious, two bedroom, penthouse apartment, benefiting from lift access, secure gated parking and Juliet style balconies, with stunning, uninterrupted views over Belfast Lough, towards Holywood and County Down.**

**The property comprises communal entrance hall with intercom entry system, private entrance hall, open plan lounge through dining through kitchen, luxury fitted kitchen with comprehensive range of integrated appliances, utility store, two well-proportioned double bedrooms, to include principal en suite, and separate deluxe bathroom, with contemporary, white, three piece suite.**

**Externally, the property enjoys private residents' car park, with electric operated gate and intercom entry system, private/allocated car parking space, and communal garden area, finished in lawn, with direct access to the lough shore.**

**Other attributes include gas heating, double glazing, and convenient, well sought after location.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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