



53 Bates Park, Greenisland, Carrickfergus, BT38 8LG

- Ground Floor Apartment
- Open Plan Lounge Through Dining Room
- Deluxe Shower Room
- PVC Double Glazing
- Views Of Belfast Lough
- Two Well-Proportioned Bedrooms
- Kitchen Recess; Modern Fitted Kitchen
- Gas Heating
- Allocated Parking Space
- Convenient, Well Sought After Location

Offers Over £124,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Front door with intercom entry sytem.

PRIVATE ENTRANCE HALL

Wood lamiante floor covering. Access to cloakroom.

LOUNGE THROUGH DINING ROOM 14'1" x 12'7"

Picture window to front elevation enjoying view towards Belfast Lough. Intercom entry handset. Wood laminate floor covering.



KITCHEN RECESS 9'4" x 7'4"

Modern fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine.

BEDROOM 1 11'8" x 9'4"

Built in wardrobe. Access to store with gas fired central heating boiler.

BEDROOM 2 9'0" x 8'3"

Wood laminate floor covering.

DELUXE SHOWER ROOM

Contemporary, three piece suite comprising fully tiled oversized shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Towel radiator. Splashback tiling to sink. Tiled floor.

EXTERNAL

Allocated parking space plus communal guest parking.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





Immaculately presented, two bedroom, ground floor apartment, enjoying views towards Belfast Lough, conveniently positioned off Station Road, Greenisland.

The property comprises communal entrance hall, private entrance hall, open plan lounge through dining area with kitchen recess, modern fitted kitchen, two well-proportioned bedrooms, and deluxe shower room, with contemporary, white, three piece suite.

Externally, the property enjoys allocated parking, plus communal guest parking area.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / down-size, or buy to let investment alike.

Early interest recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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	

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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