



## 20 Rodgers Quay, Carrickfergus, BT38 8BE

- First Floor Apartment
- Open Plan Kitchen/Living/Dining Room
- Private Balcony
- Gas Heating; PVC Double Glazing
- Convenient Location
- Two Double Bedrooms
- Modern Fitted Kitchen
- Bathroom; Four Piece Suite
- Communal Parking Area
- Views Towards Carrickfergus Castle, Carrickfergus Marina, and Belfast Lough

Offers Over £169,950

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

Communal entrance hall. Intercom entry system. Lift and stairwell access to upper floors.

### PRIVATE ENTRANCE PORCH

Tiled floor. Access to cloakroom.

### ENTRANCE HALL

Tiled floor.

### KITCHEN THROUGH LIVING / DINING ROOM 27'5" x 13'1" (wps)

Dual aspect windows. View towards the marina, Belfast Lough and Carrickfergus Castle. PVC double glazed French door leading to private balcony area. Wood laminate floor covering. Access to store with gas fire central heating boiler.



## KITCHEN AREA

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and washing machine. Mirror and splashback tiling to walls.

## BEDROOM 1 15'3" x 10'10"

Built in wardrobe. Dual aspect windows. View towards Carrickfergus Castle and Belfast Lough.

## BEDROOM 2 13'9" x 9'10" (wps)

Built in wardrobe.

## BATHROOM

White, four, piece suite comprising tile encased bath, separate, fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Half tiling to walls. Tiled floor.

## EXTERNAL

Communal parking to rear.

Walking distance to the marina and shops and amenities of Carrickfergus town.

## 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, two bedroom, first floor apartment with views towards Carrickfergus Marina, Belfast Lough and Carrickfergus Castle, situated within the conveniently positioned and well sought after Rodgers Quay development, off Belfast Road, Carrickfergus.**

**The property comprises communal entrance hall with lift and stair access to upper floors, private entrance porch, entrance hall, open plan living through kitchen/dining room, private balcony, two well-proportioned bedrooms, each with built in wardrobes, and bathroom, with white four piece suite.**

**Externally, the property enjoys generous communal parking area to rear.**

**Other attributes include gas heating, PVC double glazing, and being within walking distance to the shops and amenities of the town.**

**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>82</b>	<b>82</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 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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