



16 Rose Gardens, Carrickfergus, BT38 8FD

- First Floor Apartment
- Lounge
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Communal Guest Parking; Communal Gardens
- Three Bedrooms
- Private Balcony
- Bathroom; Four Piece Suite
- Private Parking Space
- Over 55's Development

Offers Over £129,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

PRIVATE ENTRANCE HALL

PVC double glazed front door with matching side screen.
Stairwell to first floor.

FIRST FLOOR

LANDING/ENTRANCE HALL

Access to partially floored roof space via slingsby style ladder.
Access to store. Glass panelled French doors leading to lounge.
Glass panelled door leading to kitchen with informal dining area.

LOUNGE 19'10" x 13'1"

Focal point fireplace. Aluminium framed, double glazed, sliding patio door leading to private balcony area.



KITCHEN WITH INFORMAL DINING AREA 18'7" x 8'9"

Fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated double ovens. Integrated fridge freezer. Plumbed and space for washing machine and dishwasher. Space for tumble dryer. Splashback tiling to walls. Glass fronted display cabinet. Wood laminate floor covering.

BEDROOM 1 15'3" x 9'2" (plus wardrobe space)

Wall to wall fitted wardrobes in mirror panelled, sliding doors.

BEDROOM 2 11'9" x 8'1" (wps)

Built in wardrobe with mirror panelled, sliding doors.

BEDROOM 3 9'4" x 8'3"

BATHROOM

White, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Half tiling to walls. Wood laminate floor covering. Access to shelved hot press.

EXTERNAL

Allocated parking, plus communal guest parking. Communal gardens.

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.





Well presented, three bedroom, first floor apartment with private balcony, situated within Rose Gardens, an over 55s development conveniently situated off North Road, Carrickfergus.

The property comprises private entrance hall, lounge, private balcony, kitchen with informal dining area, three bedrooms, and bathroom, with four piece suite.

Externally, the property enjoys private parking space, communal guest parking area, and communal gardens.

Other attributes include oil heating and double glazing.

Early viewing highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(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 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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