

SALE AGREED

Apartment 4, Marine Sands 82 Belfast Road, Carrickfergus, BT38 8BT

- Renovated, First Floor Apartment
- Open Plan Kitchen/Lounge/Dining Area
- Deluxe Family Bathroom
- Private Balcony
- Uninterrupted Lough Views
- Two Bedroom; Principal En Suite
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Communal Parking
- Convenient Location

Offers Over £239,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell to upper floors.

PRIVATE ENTRANCE HALL

Herringbone style, LVT flooring continuing throughout lounge, dining/kitchen and bedrooms. Intercom entry handset. Access to walk in cloakroom/store.



LOUNGE THROUGH KITCHEN WITH INFORMAL DINING AREA 22'4" x 20'3" (wps)

Modern fitted kitchen with range of storage units and contrasting stone effect melamine worktop. Matching island unit with storage units below and breakfast bar area. Colour coded sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback and contemporary extractor hood over. Integrated oven, fridge freezer and washing machine. Mirrored splashback to sink. Upstands to walls to match worktop. Twin feature windows to rear elevation enjoying uninterrupted coastal view. Aluminium framed double glazed French door leading to private balcony area.

PRINCIPAL BEDROOM 14'6" x 9'10" (wps)

Aluminium framed, double glazed, French doors leading to Juliet style balcony.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully panelled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Splashback panelling to sink.

BEDROOM 2 14'4" x 8'3"

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Panelling above bath. Splashback panelling to sink. Illuminated mirror over sink.

EXTERNAL

Communal 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.





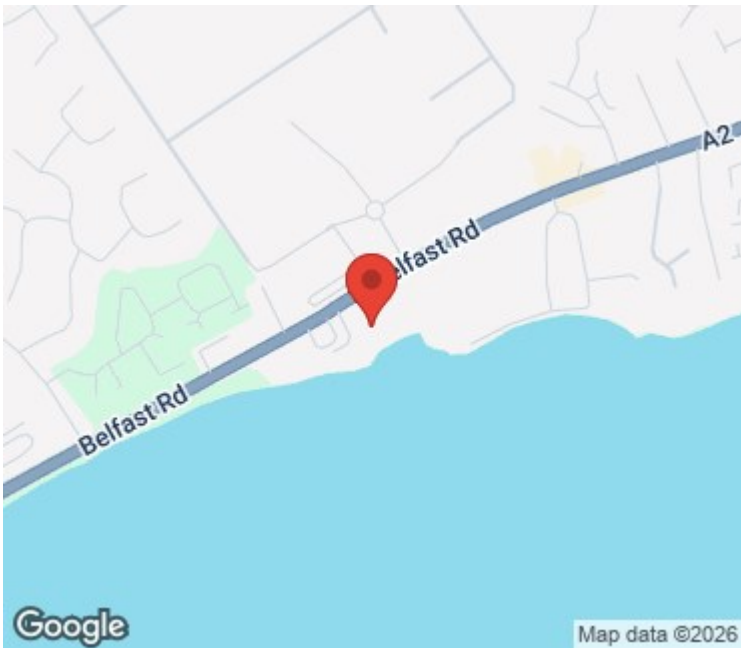
Recently renovated, first floor, two bedroom apartment with private balcony, enjoying stunning, uninterrupted views over Belfast Lough, conveniently positioned off Belfast Road, Carrickfergus.

The property comprises communal entrance hall, private entrance hall, walk-in cloakroom/store, large open plan lounge through kitchen with informal dining area, modern fitted kitchen, two bedrooms, to include principal bedroom with en suite shower room, and separate main bathroom.

Externally, the property enjoys private balcony and communal parking.

Other attributes include gas heating and PVC double glazing.

Early interest highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	

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