



Apt 6 Wavecrest, Shore Road, Newtownabbey, BT37 0PY

Offers Over £339,950

- Luxury penthouse apartment with panoramic sea views
- Master bedroom with deluxe ensuite shower room
- Open plan casual dining area
- Deluxe shower room
- Double glazing in uPVC frames/ Gas fired central heating
- 2 Bedrooms (both with built in sliderobes)
- Spacious lounge with stunning sea views
- Contemporary fitted kitchen with dekon worksurfaces, island unit and integrated appliances
- Utility Room
- Communal gardens with direct access to the Shore & 2 designated car parking spaces

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This luxury penthouse apartment offers contemporary modern living with breathtaking panoramic sea views. Finished to an exacting specification, the property features two spacious bedrooms, both with built-in sliderobes, including a superb master bedroom with deluxe ensuite shower room. The bright and spacious lounge enjoys stunning coastal views and flows seamlessly into an open plan casual dining area. A contemporary fitted kitchen boasts premium Dekton work surfaces, an island unit, and integrated appliances. Additional accommodation includes a deluxe shower room and separate utility room. Further benefits include uPVC double glazing, gas fired central heating, communal gardens with direct access to Shore Road, and two designated car parking spaces. An exceptional coastal home in a highly desirable setting.



Council Tax Band: Northern Ireland



Communal Entrance

Entrance Hall

Ceramic tiled flooring

Lounge open plan to:

Kitchen/ Dining Room

32'0 x 20'11 or 24'6

Range of high and low level contemporary units, Dekton worksurfaces and splashback, integrated fridge freezer, built in Smeg microwave and oven, 5 ring hob unit, extractor fan, Worcester gas fired boiler, island unit with stainless steel sink unit with mixer tap, seating area and storage, feature window, French doors with glazed screen.

Casual lounge and dining area, downlighters

Utility Room

9'1 x 4'9

Range of built in robes, round edge worksurfaces, plumbed for washing machine, extractor fan, ceramic tiled flooring

Bedroom (1)

17'7 (at skirting board level)x 11'11

Into built in robes

Ensuite Shower Room

Walk in glazed shower area with feature rainfall shower and separate handheld shower, vanity unit sink, low flush W/C, fully tiled walls, ceramic tiled flooring, extractor fan, downlighters, chrome heated towel rail

Bedroom (2)

13'9 (at skirting board level) x 10'4 (at max)

Including built in mirror sliderobes, Velux window, downlighters

Shower Room

Walk in glazed shower area with rainfall shower and separate handheld shower, vanity unit sink, W/C, fully tiled walls, ceramic tiled flooring, chrome heated towel rail, extractor fan, downlighters

Outside

2 Designated car parking spaces

Disclaimer/ Additional Information

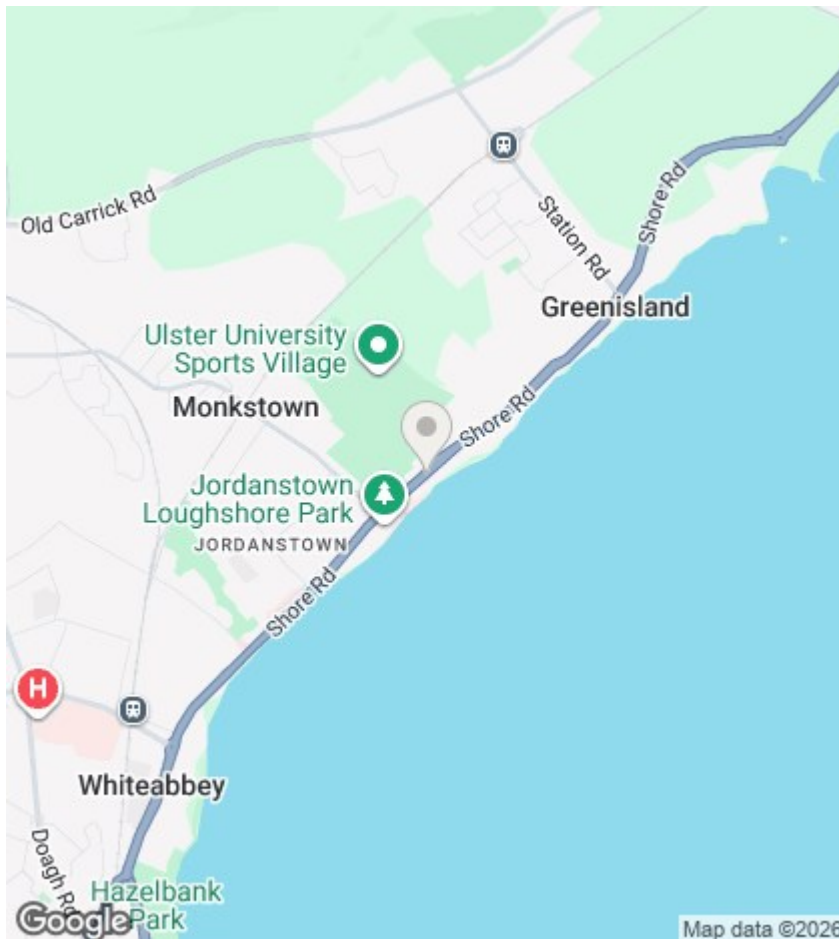
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to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

