



## Apt 8, 1 The Tides, Carrickfergus, BT38 8GN

Offers Over £289,950

- Penthouse apartment in highly regarded area
- Modern fitted kitchen open plan to lounge/ dining area with patio doors to large balcony
- Double glazing in uPVC frames
- Gates/ Lift
- Large balcony with spectacular views of Belfast Lough towards Co Down coastline
- 2 Bedrooms (1 ensuite shower room) both views and balcony access
- Modern fitted white bathroom suite
- Gas fired central heating (zoned)
- Attached garage

# 1 The Tides, Carrickfergus BT38 8GN

This spacious second floor apartment offers an exceptional blend of comfort, style, and breathtaking surroundings. Thoughtfully designed, the property features two well-proportioned bedrooms and a bright, inviting lounge that opens directly onto a large private balcony. From here, you can enjoy outstanding panoramic views across Belfast Lough and the picturesque County Down coastline, creating the perfect setting to relax or entertain. The apartment benefits from secure electric entrance gates, providing added privacy and peace of mind, while lift access ensures convenience for residents and visitors alike. Completing this impressive home is a garage, offering valuable secure parking and additional storage. Combining generous living space, stunning coastal vistas, and a range of practical features, this superb apartment presents an excellent opportunity for those seeking a distinctive home in a highly desirable setting.



Council Tax Band: Northern Ireland



## Second Floor

### Reception Hall

Large walk in store, access to roofspace partially floored

### Open Plan Lounge/ Kitchen/Dining Room

28'5 x 15'4 (at max) or 11'4

Modern fitted kitchen with range of high and low level units, quartz worksurfaces, built in hob, built in fan assisted oven, stainless steel extractor fan, stainless steel sink unit with mixer tap and vegetable sink, built in fridge and freezer, built in dishwasher, gas vaillant boiler, island unit with quartz upstands

### Casual Lounge/Dining Area

Polished tiled flooring, patio door to balcony

### Large Balcony

Full length of the apartment with glass railing

### Utility Room

Plumbed for washing machine, range of units, space for tumbler dryer

### Bedroom (1)

16'6 x 10'1 (at max)

Feature panelling, built in wardrobe, patio doors to balcony

### Ensuite

Low flush W/C, wall hung vanity unit with mixer tap, large shower unit with rainfall shower and hand shower, heated towel rail, polished tiling, luxury floor tiling, extractor fan, heated mirror with light

### Bedroom (2)

16'7 x 9'5

Built in wardrobe, patio doors to balcony

### Bathroom

Luxury white bathroom suite, low flush W/C, wall hung vanity unit, storage cupboard, panelled bath with mixer tap and hand shower, tiling, glazed shower screen, heated towel rail, luxury tiling, heated mirror with light, extractor fan

### Outside

Communal gardens with car parking, built in store and garage

### Garage

18'6 x 10'1

Electric door, light and power

### Disclaimer/ Additional Information

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 are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

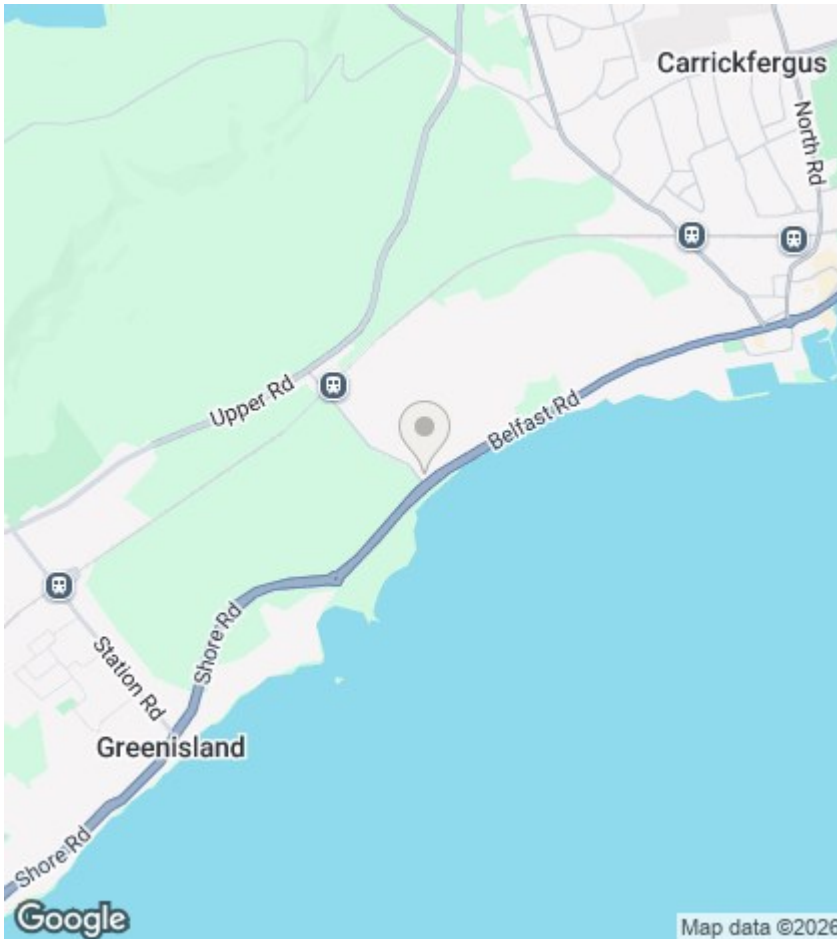
Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<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

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## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 85        |
| (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 |           |

## Second Floor

