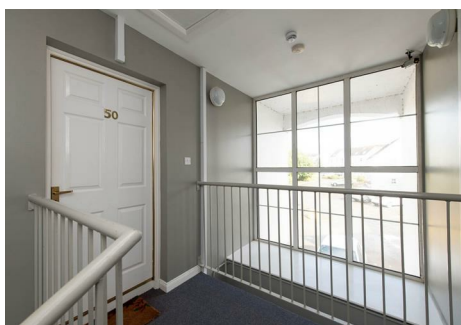




50 Swifts Quay, Carrickfergus, BT38 8BQ

Offers Over £285,000

- Duplex apartment with stunning sea views
- Master bedroom with ensuite shower room, dressing room and balcony
- Shaker style fitted kitchen
- Double glazing in uPVC frames
- Car parking space
- 3 Bedrooms
- Lounge with French doors to balcony
- White bathroom suite
- Gas fired central heating

50 Swifts Quay, Carrickfergus BT38 8BQ

A stunning duplex apartment offering exceptional views across the County Down coastline, Belfast Docks and Cavehill. Presented to the highest standard throughout, this impressive home must be viewed to be fully appreciated. The spacious accommodation includes three well-proportioned bedrooms, with the master bedroom benefiting from a stylish ensuite shower room, dressing room and private balcony. The bright and welcoming lounge features French doors opening onto a balcony, perfectly complementing the spectacular outlook. A Shaker-style fitted kitchen provides a practical and attractive space, while the white bathroom suite adds a fresh, contemporary feel. Further benefits include uPVC double glazing, gas-fired central heating and a dedicated car parking space. An exceptional home combining space, presentation and breathtaking views.



Council Tax Band: Northern Ireland



First Floor

Entrance Hall

Laminate wood flooring, cloaks cupboard

Lounge

16'2 x 11'2

Laminate wood flooring, double glazing in French doors to balcony with sea views towards docks and Cavehill, open to:

Dining Room

13'3 x 10'3

Laminate wood flooring, views of Belfast Lough

Kitchen

9'8 x 7'4

Range of high and low level shaker style units, round edge worksurfaces, built in oven and hob unit, extractor fan, plumbed for dishwasher, plumbed for washing machine, ceramic tiled flooring, gas fired boiler

Bedroom (1)

10'8 x 9'9

Plus built in robe, laminate wood flooring

Bedroom (2)

10'2 x 10'0 (at max)

Laminate wood flooring

Bathroom

White suite comprising panelled bath, glazed shower screen, Mira sport electric shower, low flush W/C, pedestal wash hand basin, shaver point, wall tiling, ceramic tiled flooring, extractor fan

Second Floor

Bedroom (3)

20'3 x 13'11 (at max points)

Laminate wood flooring, French doors to balcony with sea views.

Dressing room plus separate walk in wardrobe, access to roofspace

Ensuite Shower Room

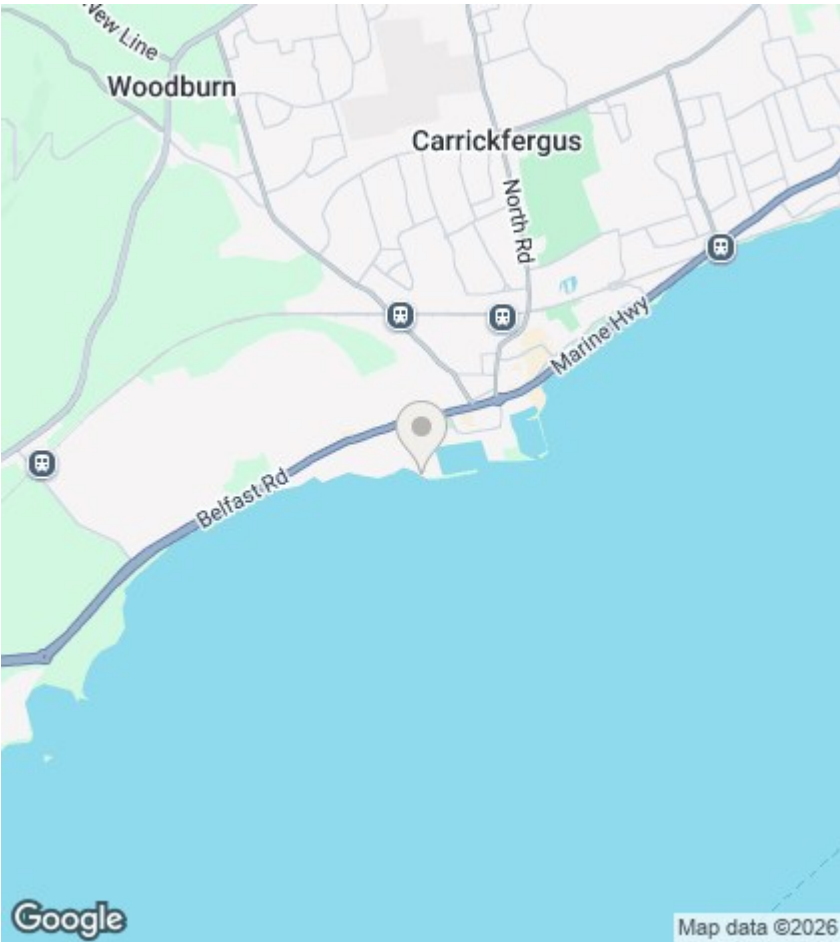
Glazed shower cubicle with Mira sport electric shower, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, extractor fan, Velux window

Outside

Car parkig space

Management company - to be confirmed

Rates- to be cofirmed



Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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