



58 RODGERS BAY Carrickfergus BT38 8GG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £238,950

58 Rodgers Bay

, Carrickfergus, BT38 8GG



This well-presented ground-floor apartment enjoys an enviable waterfront location, offering uninterrupted sea views across Belfast Lough with a desirable south-westerly aspect. The property features two generously sized double bedrooms, both with built-in wardrobes, including a spacious 15'4 x 10'9 master bedroom with direct access to a private sun patio. The open-plan 24'11 x 12'3 lounge and kitchen area provides a bright and airy living space, with an additional door leading to the sun patio, further enhancing the seamless indoor-outdoor flow. The modern Shaker-style kitchen is fitted with built-in appliances, while the ensuite/combined family bathroom is finished with a contemporary white suite. Additional benefits include double-glazed uPVC windows, a gas heating system, and a telephone security entry system. Available with no ongoing chain, this well-maintained apartment offers an excellent opportunity for those seeking a stylish and low-maintenance home in a stunning coastal setting. Viewing is essential.

Entrance hall

Cloakroom, storage cupboard, radiator, laminate wood flooring, doors to.

Lounge

17'10" x 12'9" (5.44 x 3.89)

Double glazed window to front aspect, door to garden, laminate wood flooring, radiator, open plan to Kitchen area

Kitchen

9'7" x 7'8" (2.92 x 2.34)

Excellent range of high and low level shaker style units with contrasting worktops, inset stainless steel sink and drainer with mixer tap over. Built in stainless steel oven and four ring gas hob with extractor fan over. Built in fridge freezer and washing machine. brick style splashbacks

Bedroom one

15'7" x 10'10" (4.75 x 3.30)

Double glazed window and door to garden, built in double wardrobe, radiator, laminate wood flooring, door to, bathroom/shared ensuite

Bedroom two

11'11" x 9'2" (3.63 x 2.79)

Double glazed window to front aspect, built in wardrobes, radiator, laminate wood flooring.

Bathroom

White suite comprising low flush Wc, pedestal sink and panel enclosed bath, shower cubicle with thermostatically controlled shower over, radiator, fully tiled walls, ceramic tiled floor.

Gardens

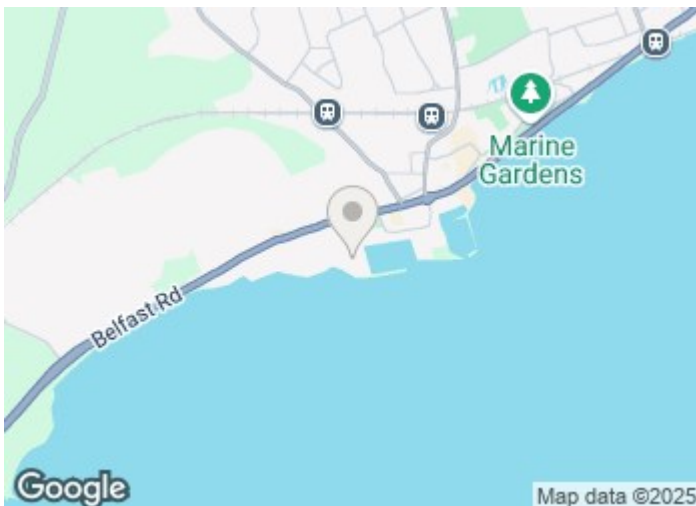
Raised patio with views across Belfast Lough

Floor plans

New to the market... Further details and measurements to follow

THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
CALL US FOR A FREE NO OBLIGATION
VALUATION

UPS CARRICKFERGUS
T: 028 93365986
E:carrickfergus@ulsterpropertysales.co.uk

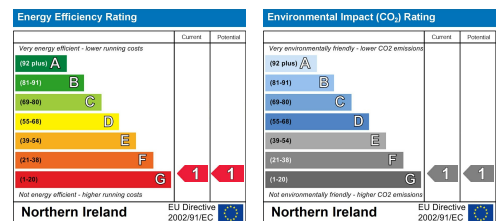


Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



Southbank Residential (NI) Limited trading under licence as Ulster Property Sales (Carrickfergus)
©Ulster Property Sales is a Registered Trademark