

17E ROSSMORE GREEN CARRICKFERGUS BT38 8TF



Second floor apartment
Two double bedrooms
14'6 x 10'10 lounge boasting laminate wood flooring
Contemporary kitchen incorporating integrated oven, hob and extractor fan
Shower room boasts a modern white suite with pvc tile effect panelled walls
Oak style internal doors
Double glazed windows and gas heating system
Security entry system, loft space, private storage cupboard in communal hallway
Additional storage shed in rear communal grounds
Views from lounge toward Belfast lough, views from kitchen towards Knockagh Monument
Excellent presentation throughout
Ideal as an investment property, first time buy or investment property
Superb Greenisland location, convenient to transport links
Viewing essential

Offers Around £84,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(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	

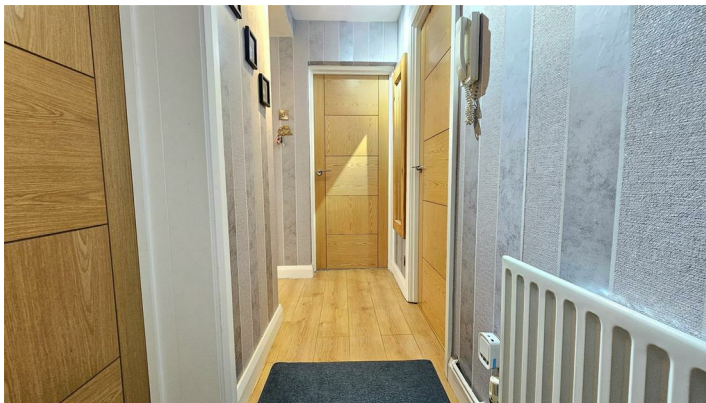
This well-presented second-floor apartment affords an ideal opportunity for a first-time buyer or investor and offers a convenient Greenisland location combined with easy access to road and rail transport links.

The property features two spacious double bedrooms and a bright 14'6 x 10'10 lounge with laminate wood flooring and views towards Belfast Lough, the separate kitchen boasts an excellent range of contemporary units and is further complimented by an integrated oven, hob, and extractor fan, while also enjoying a view towards Knockagh Monument. The modern shower room is fitted with a modern white suite with PVC tile-effect panelled walls for easy maintenance and a wash hand basin set on a vanity unit. Additional features include oak-style internal doors, double-glazed windows, and a gas heating system.

A security entry system provides added peace of mind, while practical storage solutions include a loft space, a private storage cupboard in the communal hallway, and an additional storage shed in the rear communal grounds. With excellent presentation throughout, this property is well suited to a first-time buyer or investor, and early viewing is recommended.

Communal entrance hall

Security entry system, storage cupboard.



Entrance hall

Access to loft space, cupboard incorporating gas boiler, radiator, laminate wood flooring.



Lounge

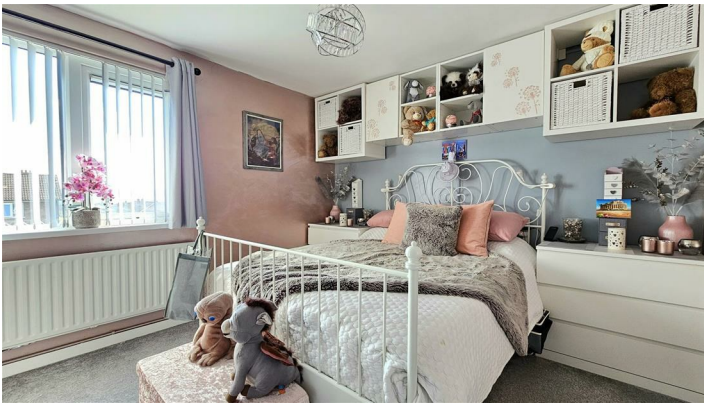
14'6 x 10'10
Double glazed window to front aspect, radiator, laminate wood flooring, door to kitchen.



Kitchen

8'4 x 8'3

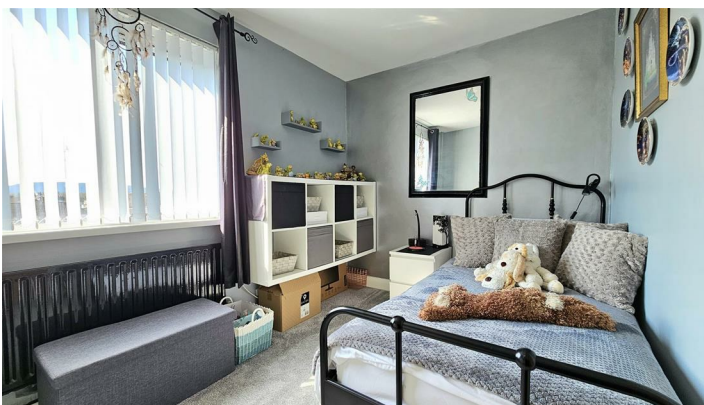
Double glazed window to rear aspect, excellent range of high and low level units with contrasting worktop, inset 1.5 bowl sink and drainer with mixer tap over. Built in stainless steel oven and 4 ring ceramic hob with extractor fan over, plumber for washing machine, ceramic tiled floor.



Bedroom one

11'8 x 10'9

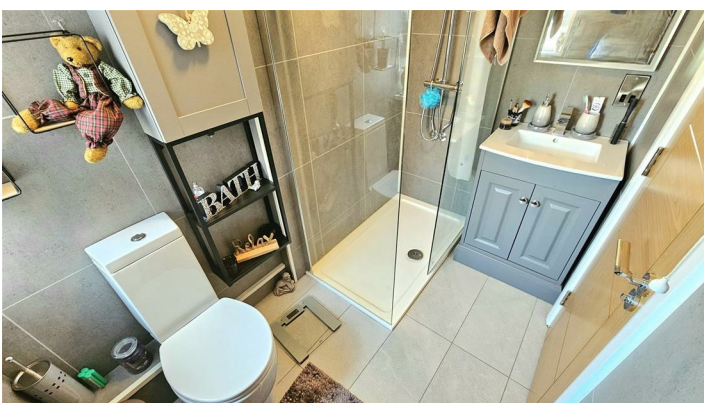
Double glazed window to front aspect, built in wardrobe, radiator.



Bedroom two

11'6 x 11'8

Double glazed window to side aspect, radiator.



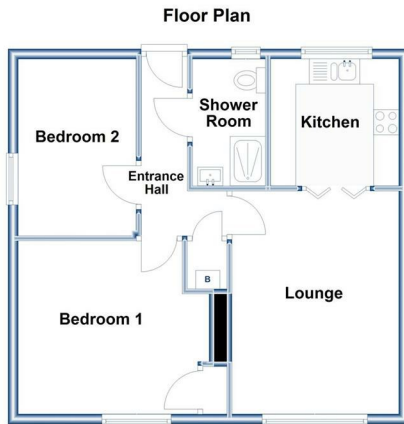
Shower room

Double glazed window to rear aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, shower cubicle, pvc tiled effect wall panels, tiled floor, radiator.

Outside

At the rear there is a storage shed.

Floor plan



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