

## 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		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
Northern Ireland		EU Directive 2002/91/EC

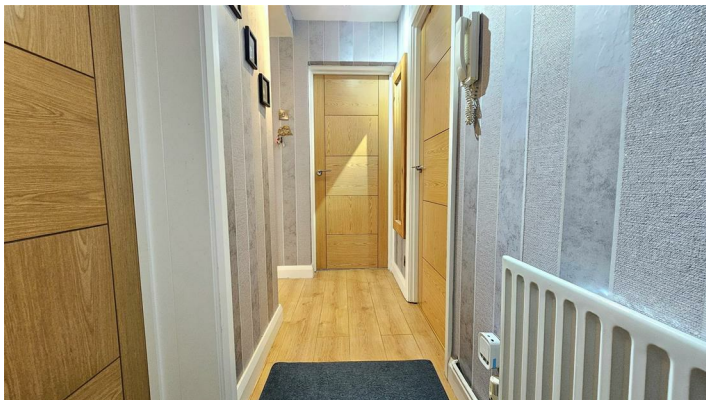
This well-presented second-floor apartment affords an ideal opportunity for a first-time buyer or investor and offers a convenient Greenisland location combined with easy access to road and rail transport links.

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

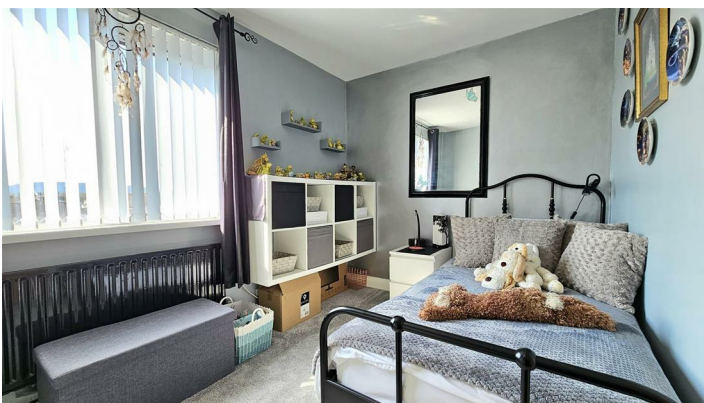
Double glazed window to rear aspect, excellent range of high and low level units with contrasting worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over. Built in stainless steel over and 4 ring ceramic hob with extractor fan over, plumbed for washing machine, ceramic tiled floor.



### Bedroom one

11'8 x 10'9

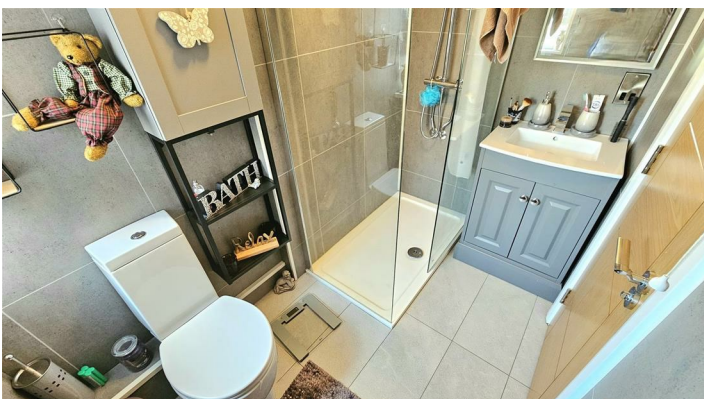
Double glazed window to front aspect, built in wardrobe, radiator.



### Bedroom two

11'6 x 11'8

Double glazed window to side aspect, radiator.



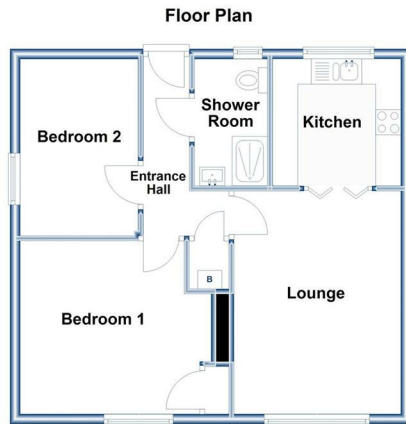
### Shower room

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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Plan produced using PlanUp.



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