



ULSTER PROPERTY SALES

# UPS

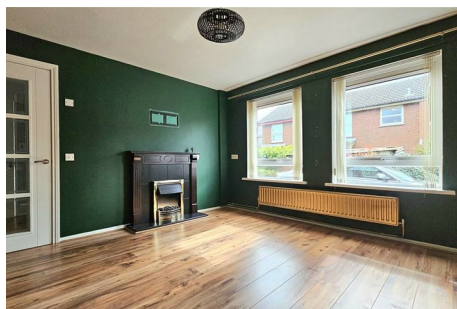
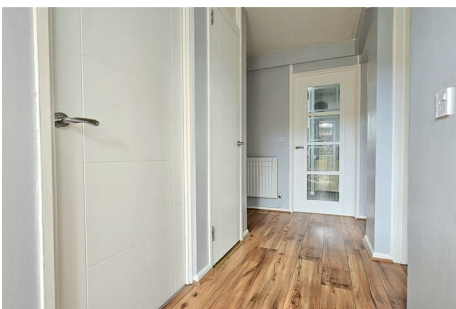
**CARRICKFERGUS BRANCH**

8 Market Place, Carrickfergus, County  
Antrim, BT38 7AW

**028 9336 5986**

carrickfergus@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 3 SCHOMBERG COURT

Carrickfergus BT38 8AN

- Ground floor apartment
- Two bedrooms
- 12'9 x 12'1 lounge with wood flooring and feature fire place
- Kitchen incorporating white units
- Wet room style shower room
- Upvc double glazing and gas heating system
- Enclosed garden at the rear
- Off road parking space
- Convenient to Carrickfergus town centre and transport links
- Ideal as a downsize, first time buy or investment property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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

**Offers Around £82,950**

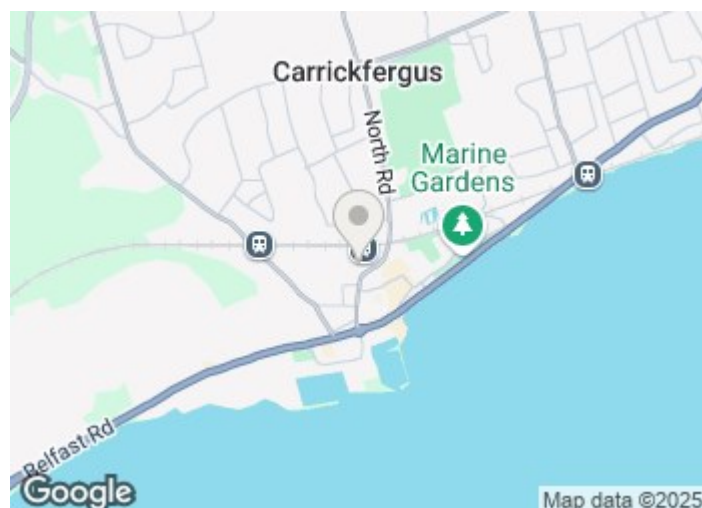
## 3 Schomberg Court , Carrickfergus, BT38 8AN



. This ground floor apartment offers a practical layout and is ideally suited to those seeking a downsize, first-time buy, or investment opportunity, with the added benefit of a highly convenient location close to Carrickfergus town centre and key transport links. The property features two bedrooms and a well-proportioned 12'9 x 12'1 lounge which includes wood flooring and a feature fireplace, the kitchen is fitted with a range of white units, while the wet roomNew to the market... further details and measurements to follow shortly

style shower room provides accessible and functional bathroom space. Further benefits include uPVC double glazing, a gas heating system, an enclosed rear garden offering private outdoor space, and a dedicated off-road parking space. Offered with no ongoing chain, this property is available for immediate purchase and presents an attractive option for a range of buyers

THINKING OF SELLING ?  
ALL TYPES OF PROPERTIES  
REQUIRED  
CALL US FOR A FREE NO  
OBLIGATION VALUATION  
UPS CARRICKFERGUS  
T: 028 93365986  
E:carrickfergus@ulsterproperty.co.uk

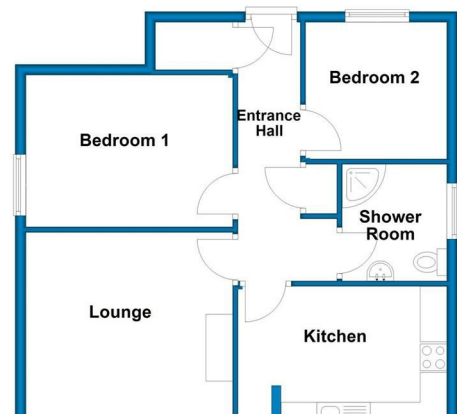


**Directions**





Floor Plan



Floor Plan



Please note this floor plan is for illustrative purposes only. It is not to be used as a guide only. Etc.



**Thinking of Selling?**

All types of Properties Required

UPS Carrickfergus  
T: 028 9336 5986

## 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.

