

## 3 Greenedge Court, Carrickfergus, BT38 7GE



- Ground Floor Apartment
- Two Bedrooms
- One Reception
- Open Plan Kitchen/Living/Dining Area
- Shaker Style Fitted Kitchen with Integrated Appliances
- Modern Shower Room Suite with Walk-in Shower
- Master Bedroom with Ensuite
- PVC Double Glazed/Gas Fired Central Heating
- Popular Convenient Location
- Perfect Opportunity for First Time Buyers and Investors Alike

### PRICE Offers Over £99,950

*Positioned within a quiet residential location, ideally located just off the Marine Highway, Carrickfergus. Within walking distance to Carrickfergus Town Center and a host of local amenities to include public transport, schools and shops. Enjoying a well planned living layout, incorporating two well proportioned bedrooms, an open plan kitchen/living/dining area, modern shower room and master bedroom with en-suite. Externally the property benefits from parking forecourt to front with an allocated space. An ideal opportunity for the first time buyer or investors alike.*



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BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

Communal entrance hall.

## HARD WOOD FRONT DOOR INTO:

Spacious well presented entrance hall with quality laminate flooring. Built in storage cupboards.

## OPEN PLAN KITCHEN/LIVING/DINING

20'6" x 12'9" (6.25 x 3.9)

Modern fitted kitchen equipped with a range of high and low level shaker style fitted units and contrasting work surfaces. Integrated oven with separate four ring electric hob and overhead extractor fan housed in a stainless steel canopy. Integrated fridge freezer. Plumbed for washing machine. Part tiled walls.

Lounge with picture style window to front aspect. Quality laminate flooring.

## BEDROOM 1

13'1" x 8'2" at max (4.0 x 2.5 at max)

Built in three-bay mirrored slide robes. Quality laminate flooring.

## DELUXE ENSUITE SHOWER ROOM

Comprising shower cubicle with thermostatically controlled shower, pedestal wash hand basin and a low flush WC. Tiled walls. Tiled floor. Chrome towel radiator.

## BEDROOM 2

10'9" x 8'6" (3.3 x 2.6)

Quality laminate flooring.

## MODERN SHOWER ROOM

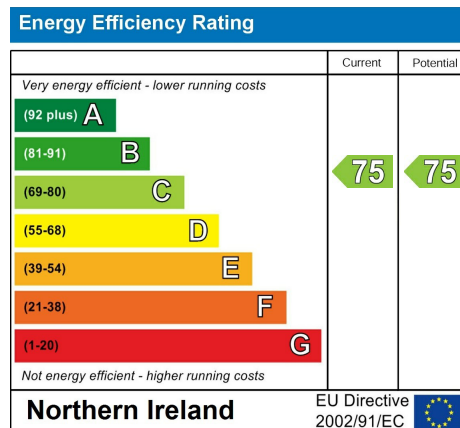
Equipped with a PVC paneled walk-in shower with a thermostatically controlled shower unit, pedestal wash hand basin with monobloc tap and a button flush WC. Tiled walls. Tiled floor. Chrome towel radiator.

## OUTSIDE

Parking forecourt to front with one allocated parking space.

Paved walkways to side and rear for bin access.

Communal garden to rear with paved patio area.



**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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