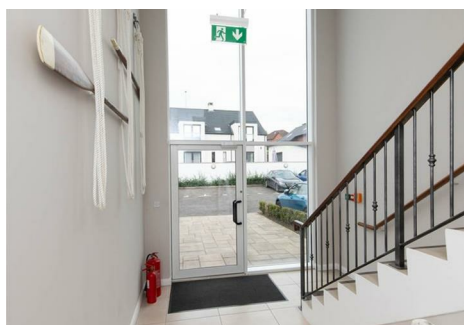




## Apt 3 Wavecrest, 739 Shore Road, Jordanstown, BT37 0PY

Offers Over £329,950

- Luxury ground floor apartment in a small development of only 7 apartments
- Open plan lounge/ kitchen/ dining area with access to decking
- Highest presentation throughout
- Gas fired central heating
- Management company exists
- 2 Bedrooms (1 with ensuite shower room) both with built in robes
- Stunning sea views
- Double glazing in uPVC frames
- Luxury bathroom
- Designated car parking space



# Apt 3 Wavecrest, Jordanstown BT37 0PY

This is an outstanding ground floor apartment situated in a small development of only 7 apartments with private parking just off Shore Road, Jordanstown. The property is presented to an exacting standard throughout by our client who has spent endless time, effort and expenses in creating an outstanding home. Of particular interest to many will be the breathtaking views of Belfast Lough towards the County Down Coastline and beyond. This is a stunning home which we can recommend with utmost confidence.

 2  0  1  B

Council Tax Band:



## **COMMUNAL RECEPTION HALL**

Security

## **RECEPTION HALL**

Ceramic tiled flooring

## **CLOAKS**

Built in storage, round edge worksurfaces, plumbed for washing machine, tumble dryer

## **OPEN PLAN LOUNGE/ KITCHEN/ DINING**

22'10" x 18'1"

Range of high and low level units, luxury worksurfaces, inlaid hob unit, dishwasher, double oven and microwave, extractor fan, breakfast bar, ceramic tiled flooring, downlighters, French doors to decking

## **BEDROOM (1)**

15'4" x 14'5"

Built in robes, downlighters

## **ENSUITE SHOWER ROOM**

Glazed shower screen, controlled shower, overhead rain shower, wall tiling, vanity unit, modern radiator/ towel rail, extractor fan

## **BEDROOM (2)**

11'5" x 9'8"

Range of built in slide robes, ceramic tiled flooring, modern radiator

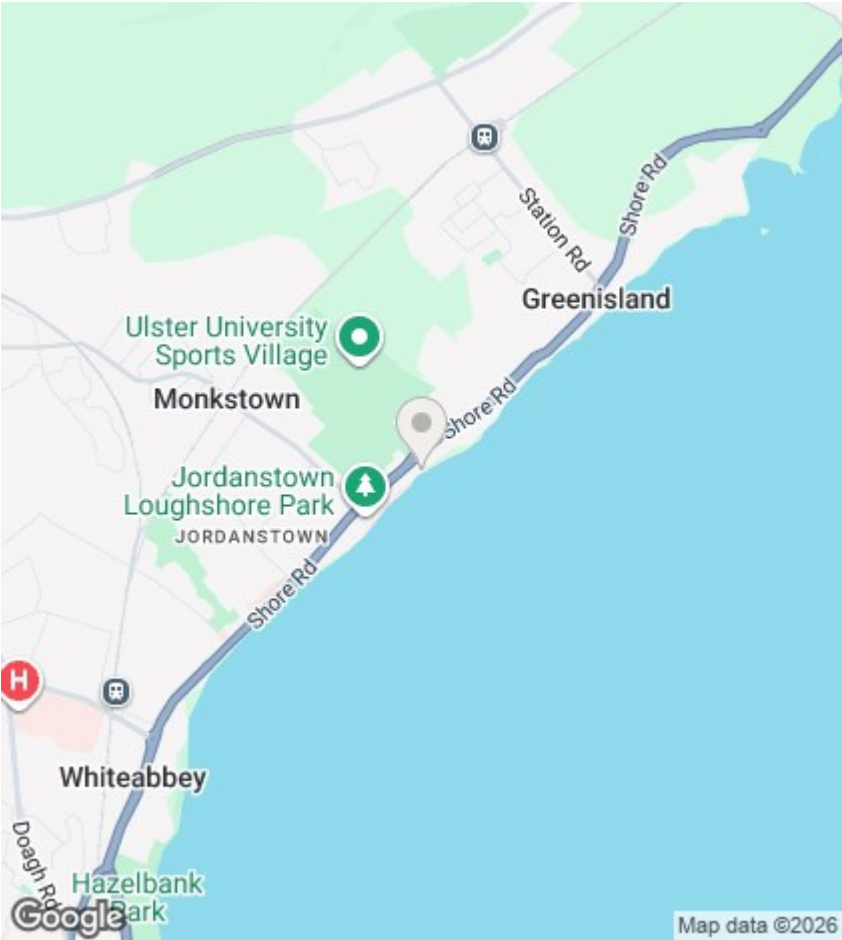
## **BATHROOM**

White suite, panelled Japanese soak tub with mixer taps, telephone hand shower, W/C, wash hand basin with mixer taps, shelving, ceramic tiled flooring, shower unit with controlled shower, overhead rain shower, downlighters, extractor fan

## **OUTSIDE**

Communal gardens, lights, security gate with remote controlled gate

Decking, designated car parking space



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 84                      | 84        |
| (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 |           |