



## 17 Bates Park, Greenisland, Carrickfergus, BT38 8LG

Offers Over £114,950

- Ground floor apartment in highly popular residential development
- Lounge with views of Belfast Lough
- Casual dining area
- Double glazing in uPVC frames/ gas fired central heating
- Car parking to front
- 2 Bedrooms (one with built in robes)
- Open plan to shaker style kitchen
- White bathroom suite
- Ground floor W/C
- Management company exists

# 17 Bates Park, Carrickfergus BT38 8LG

Situated within a highly popular residential development, this attractive ground floor apartment offers comfortable and convenient living with stunning views across Belfast Lough. The property comprises two well-proportioned bedrooms, including a principal bedroom with built-in robes, a bright lounge open plan to a modern shaker style kitchen, and a casual dining area ideal for everyday living. Additional benefits include a white bathroom suite, a convenient ground floor W/C, double glazing in uPVC frames, and gas fired central heating for year-round comfort. Externally, the apartment enjoys car parking to the front and is further enhanced by management company-maintained surroundings. This is an excellent opportunity for first-time buyers, downsizers, or investors seeking a home in a sought-after location.



Council Tax Band: Northern Ireland



## **Communal Entrance Hall**

### **Entrance Hall**

Cloaks

### **Lounge**

14'2 x 12'10

Laminate wood flooring, views of Belfast Lough, through to:

### **Kitchen**

9'5 x 6'10

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, built in oven and hob, extractor fan, plumbed for washing machine, gas fired boiler, wall tiling, ceramic tiled flooring

### **Bedroom (1)**

11'9 x 9'4

Plus built in robes

### **Bedroom (2)**

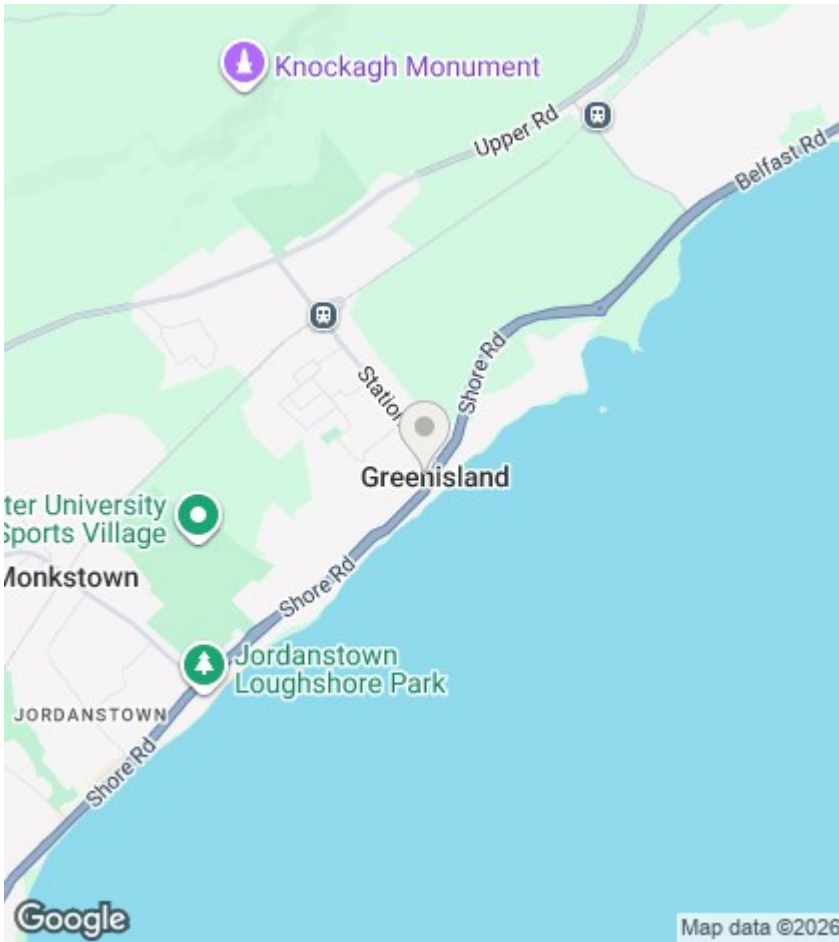
9'3 x 8'4

### **Bathroom**

White suite comprising panelled bath, glazed shower screen, thermostatic controlled shower, low flush W/C, pedestal wash hand basin, ceramic tiled flooring, wall panelling, extractor fan

### **Outside**

Car parking to front



## Directions

## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	