

Apt 2, 86 Shore Road, Carrickfergus, BT38 8UE



PRICE Offers Around £239,950

Positioned within a highly regarded residential location this superb extended Ground Floor Apartment enjoys a well planned spacious living layout incorporating a high internal specification including a recently installed hi-gloss contemporary Kitchen with fixed centre island and granite worksurfaces, two Bedrooms with bespoke fitted bedroom furniture and three separate receptions. Externally there is a private professionally hard landscaped courtyard style garden and extensive parking forecourt.

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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmony Road
BT36 6HN
Tel: (028) 9083 0803

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- **Extended Superb Ground Floor Apartment**
 - **2 Bedrooms / 3 Receptions**
 - **Highly Regarded Location**
- **Far Reaching Views Extending Over Belfast Lough**
 - **Luxurious Open Plan Hi-Gloss Kitchen**
- **Luxurious Contemporary Family Bathroom / Deluxe Ensuite Shower Room**
 - **Bedrooms with Fitted Bespoke Furniture**
- **PVC Double Glazed Windows / Gas Central Heating**
- **Extensive Parking Forecourt / Private Professionally Hard Landscaped Courtyard**
 - **Finished to a High Internal Specification Throughout**

SPACIOUS LOUNGE 20'3 x 17'3

Into bay window. Corniced ceiling. Modern feature gas fire. Far reaching views extending over Belfast Lough towards Co.Down.



HALLWAY

With quality 'white washed' effect laminate plank flooring.

BEDROOM 1 13'3 x 11'1

into bay window. Corniced ceiling. Excellent range of bespoke fitted Bedroom furniture. Views extending towards Belfast Lough.

DELUXE ENSUITE

Comprising button flush WC. Wash hand in modern hi-gloss vanity unit. 1/4 rounded shower cubicle. Fully tiled walls and polished porcelain tiled floor.

BEDROOM 2 13'0 x 9'1

into bay window. Corniced ceiling. Excellent range of bespoke fitted bedroom furniture. Views extending towards Belfast Lough.



LUXURIOUS HIGH GLOSS FITTED KITCHEN 13'0 x 10'4

Equipped with a comprehensive range of high and low level high gloss fitted units with complementary granite worksurfaces. Single drainer sink unit with mixer tap. Integrated eye level 'Bosch' oven. Fixed centre island with granite worksurface. 4 ring gas hob. Overhead extractor fan with glass hood. Space for American style fridge/freezer. Open plan into:

FAMILY ROOM 15'0 x 8'8

Feature exposed stone wall. Sliding double glazed patio door out to private Courtyard. Feature glass fixed screen with glass door to Hallway.



DINING ROOM 14'0 x 10'3

Low voltage lighting.

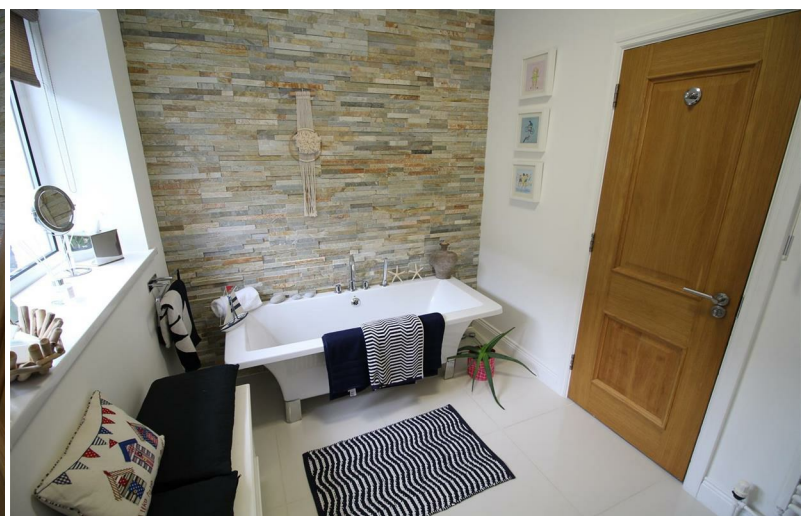
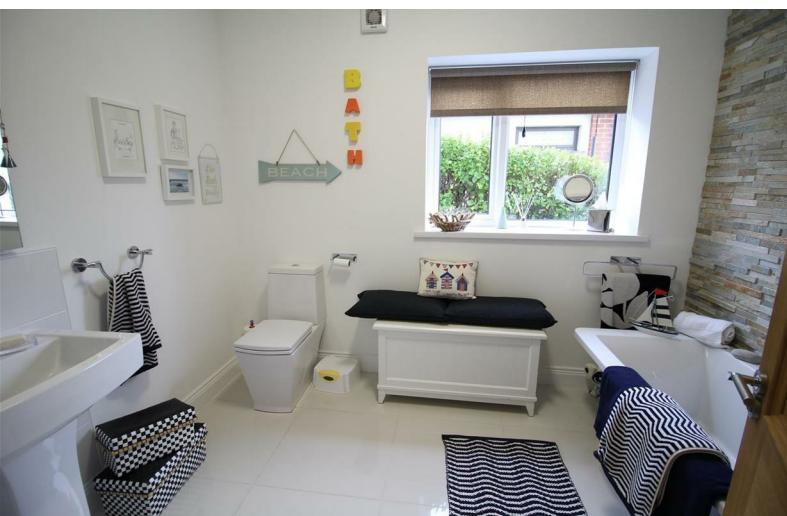


REAR HALLWAY 14'6 x 4'1

at max. Fitted with a range of wall to wall storage cupboards. Plumbed for washing machine. PVC double glazed doors to outside space.

LUXURIOUS FAMILY BATHROOM

Comprising modern freestanding roll top bath with concealed shower attachment. Button flush WC. Pedestal wash hand basin. Feature stone accent wall. Tiled floor.



Outside

Extensive parking area to side for a variety of vehicles. Private professionally hard landscaped courtyard style garden stocked with a variety of shrubs screened by perimeter wall and hedgerow perfect for barbeques and evening entertaining.



IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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