

## 7 MARINE SANDS CARRICKFERGUS BT38 8BT



Ground floor apartment  
Two bedrooms  
En suite shower room off master bedroom  
21'8 x 20'8 lounge open plan to kitchen  
Lounge boast solid wood flooring and feature stove  
Beech style kitchen units with built in oven, hob and extractor  
Family shower room with white suite  
Gas heating system & double glazing  
Garden at the rear, panoramic views across Belfast lough  
Parking facilities  
Convenient to Carrickfergus centre and transport links  
No on going chain

### Offers Around £184,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(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	



**Entrance hall**

Storage cupboard, security entry phone, doors to...



**Lounge**

21'8 x 20'8

Double glazed windows to front aspect, door to rear garden, feature stove, radiator, open plan to dining area and kitchen, solid wood floor



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 17778683**



**Kitchen**

Range of high and low level units with roll edge worktops, inset sink and drainer with mixer tap over, built-in oven and four ring hob with extractor fan over.



**Bedroom one**

11'3 9'5

Double glazed window to front aspect, radiator, laminate wood floor, door to ensuite

**En-suite**

Low flush WC, pedestal sink and shower cubicle, fully tiled walls, ceramic tiled flooring



**Bedroom two**

14'1 x 8'5

Double glazed window to rear aspect, radiator



### Shower room

Double glazed window to side aspect, low flush WC, wash hand basin set on vanity unit, shower cubicle, radiator, tiled walls, ceramic tiled flooring

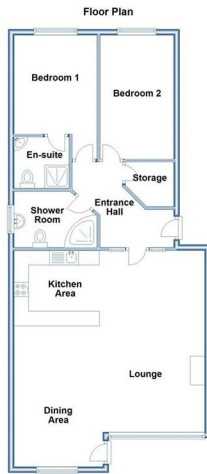


### Gardens

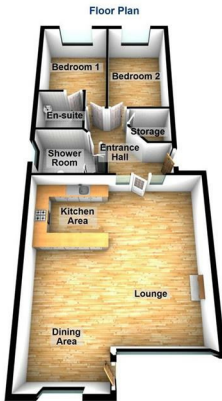
At the rear there is a garden laid to lawn with views across Belfast Lough. At the front there is a communal car park.



**Floor plans**



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanIt.



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