

## 5 BUSKIN PLACE CARRICKFERGUS BT38 8ZN



Ground floor apartment  
Two double bedrooms

Master bedroom boasts en-suite shower room with white suite  
22'11 x 11'3 lounge with bay window, open plan to dining area and kitchen

Feature fireplace incorporating gas inset fire

Excellent range of Walnut shaker style units & built in appliances

Family bathroom with white suite

Double glazed windows in pvc frames, gas heating system

Security entry system, off road parking

Approximately 0.25 miles from town centre and transport links

Well presented, ideal downsize or first time buy

Viewing recommended

### Offers Around £123,950

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		75	75
(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, radiator, wood flooring doors to



### Lounge / diner

22'11 x 11'3

Double glazed bay window to front aspect, fireplace with feature surround and inset gas fire, radiator wood flooring, open plan to dining area and kitchen



### kitchen

10'4 x 6'10

Excellent range of high and low level walnut shaker style units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, integrated oven, hob and extractor, built in fridge freezer, tiled flooring







**Bedroom one**

14'0 x 10'9

Double glazed window to rear aspect, radiator, door to en-suite



**En-suite**

White suite comprising low flush Wc, pedestal sink and shower cubicle

**Bedroom two**

10'9 x 8'8

Double glazed window to rear aspect, radiator



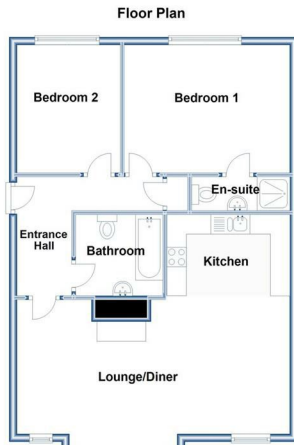
**Bathroom**

White suite comprising low flush Wc, pedestal sink and panel enclosed bath, chrome towel rail

## 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 PlanUp.



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## Outside

Off road parking space

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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.

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