

## 54 SWIFTS QUAY CARRICKFERGUS BT38 8BQ



Semi detached house

Two double bedrooms

Master bedroom has double doors leading to a balcony

Both bedrooms boast built in double wardrobes

19'8 x 13'8 lounge with double doors to rear garden

Kitchen incorporating white units with a built in oven, hob and extractor

Understairs cupboard with plumbing for a Wc & wash hand basin

White bathroom suite with electric shower over bath

Double glazed windows in pvc frames

Open plan garden at the rear

Parking facilities

Convenient to Carrickfergus town centre and marina / seafont

No ongoing chain

Viewing recommended

### Offers Around £161,995

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			
(69-80) C			
(55-68) D		59	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



**Entrance hall**

Double glazed door, under stairs cupboard (with plumbing for Wc and wash hand basin) electric wall heater, laminate wood flooring, doors to.



**Lounge**

19'8 x 13'8

Double glazed window to rear aspect, double glazed double doors to rear garden, electric wall heaters, laminate wood flooring.



**Kitchen**

10'8 x 9'9

Double glazed window to front aspect, 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 pull out extractor fan over, plumbed for washing machine, electric wall heater.



**Stairs & Landing**

Double glazed window to front and side aspect, airing cupboard, doors to.



**Bedroom one**

13'9 x 10'9

Double glazed double doors to rear aspect leading to a private balcony, built in double wardrobe, electric wall heater. Balcony boasts views across Swifts Quay development.



**Bedroom two**

13'9 x 8'7

Double glazed window to rear aspect, built in double wardrobe, electric wall heater.



**Bathroom**

Double glazed window to front aspect, white suite comprises low flush Wc, pedestal sink and enclosed bath with electric shower over, part panelled walls and splashbacks



### Gardens and grounds

At the rear of the property there is a garden laid to pink stones, whilst at the front parking facilities



### Views



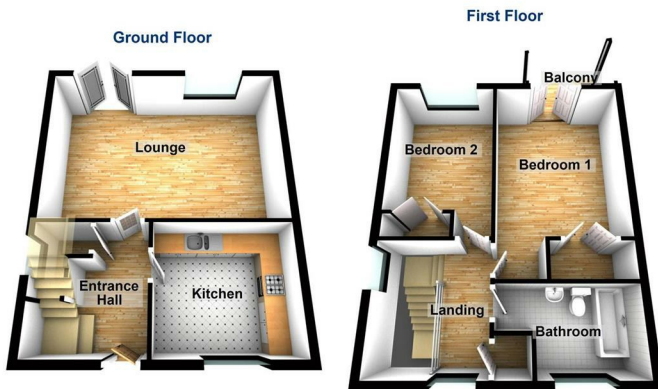
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 16870866**

## 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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