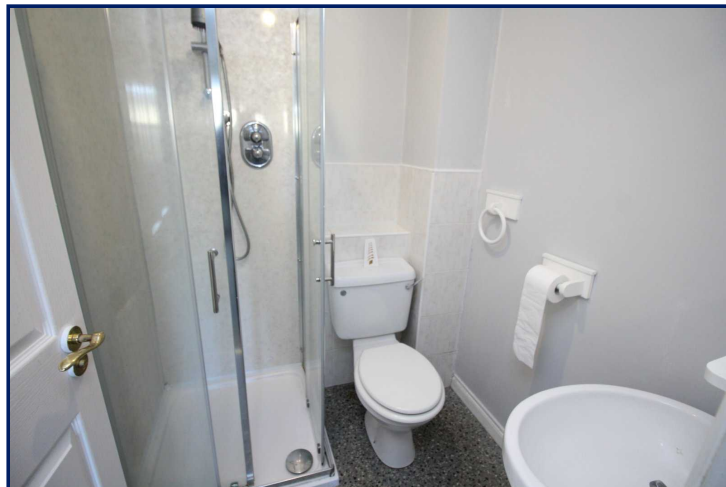




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



24 Rodgers Bay, Carrickfergus,  
BT38 8GG

Offers in the region of:  
**£172,500**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

## 24 Rodgers Bay, Carrickfergus

### Description

Attractive end townhouse situated in the heart of Carrickfergus marina just a short stroll to the picturesque promenade walk and an array of restaurants, cinema and historic Carrickfergus castle. Ideally suited to both the young professional and those wishing to downsize the internal accommodation offers lounge through to dining area, kitchen with range of fitted units, three bedrooms - master bedroom with en-suite and a separate white bathroom suite. The property benefits from a gas fired central heating system and double glazed windows. Externally there is a well enclosed private rear garden. A highly sought after and desirable location - viewing can be scheduled through Reeds Rains on 02893 351727.

### Entrance Porch

Laminate wooden floor.

### Entrance Hall

Laminate wooden floor.

### Lounge

17'4" x 13' (5.28m x 3.96m)

Fireplace and matching hearth with gas fire inset (not tested). Understair storage. Arch to:

### Dining Area

10' x 8'2" (3.05m x 2.5m)

Laminate wooden floor.

### Kitchen

9'8" x 7'7" (2.95m x 2.3m)

Range of fitted high and low level units. Built in gas hob and electric under oven. Single drainer stainless steel sink unit with mixer tap. Freeze/freezer. Part tiled walls and tiled floor.

### First Floor Landing

#### Master Bedroom

10'8" x 9'5" (3.25m x 2.87m)

#### En-Suite Shower Room

White suite comprising PVC panelled shower cubicle with thermostatically controlled wall mounted shower, pedestal wash hand basin and low flush wc.

#### Bedroom 2

11'9" x 9'1" (3.58m x 2.77m)

Built in double robe.

#### Bedroom 3

8'2" x 6'9" (2.5m x 2.06m)

Built in robe.

### Bathroom

White suite comprising wood panelled bath with telephone hand shower, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor.

### Enclosed Rear Garden

Private rear garden laid in lawn with paved patio area. Garden shed.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements are Approximate.

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.