

38 SWIFTS QUAY CARRICKFERGUS BT38 8BQ



Ground floor apartment
Sought after waterfront marina location
Two bedrooms
24'5 x 15'7 lounge open plan to dining room
Double doors to patio
Separate kitchen with white units
Bathroom incorporating an electric shower over bath
Upvc double glazing
uninterrupted views across Belfast Lough
Patio area enjoys a southerly aspect
Car parking facilities
Security entry phone
Convenient to Carrickfergus town centre and transport links
Well presented, viewing recommended

Offers Around £192,950

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			
(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, airing cupboard, doors to.



Lounge diner

24'5 x 15'7 rt 10'3

Lounge open plan to dining area, double glazed windows to front aspect, E7 wall heater, double glazed double doors to patio.



Kitchen

9'9 x 7'4

Range of high and low level units with roll edge work tops, inset 1.5 bowl, stainless steel sink and drainer with mixer tap over, built in oven and 4 ring ceramic hob with electric fan over, plumbed for washing machine, ceramic tile floor.





Bedroom one

14'2 x 9'10

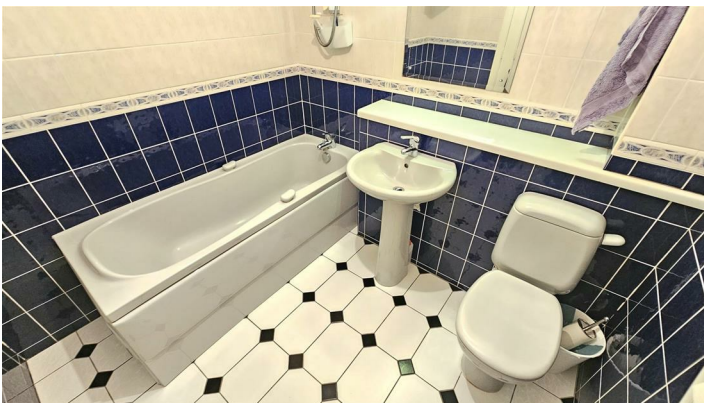
Double glazed window to rear aspect, electric wall heater.



Bedroom two

10'0 max x 9'11

Double glazed window to rear aspect, electric wall heater.



Bathroom

Suite comprising low flush Wc, pedestal sink & enclosed bath with electric shower over, tiled walls and flooring.



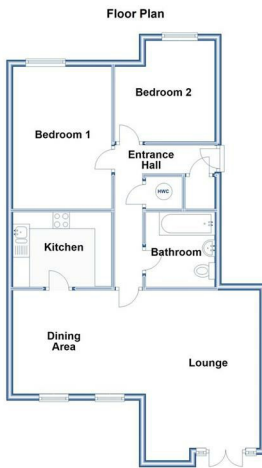
Garden and grounds

At the front there is a patio laid to brick paving with uninterrupted views across Belfast lough.

Floor plan



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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