

## 120 RODGERS QUAY CARRICKFERGUS BT38 8BE



Second floor apartment  
Two double bedrooms  
En-suite shower room with white suite  
Built in wardrobes in both bedrooms  
20' lounge diner open plan to kitchen  
Double doors to Juliet style balcony  
Corner window with views over Carrickfergus marina  
Bathroom with white suite  
Kitchen incorporates built in oven, hob extractor and fridge freezer  
Double glazed windows in upvc frames & gas heating system  
Security entry phone and lift system  
Convenient to Carrickfergus town centre & transport links  
No ongoing chain

### Offers Around £164,995

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		78	78
(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, doors to



### Lounge

20' x 15'3 max

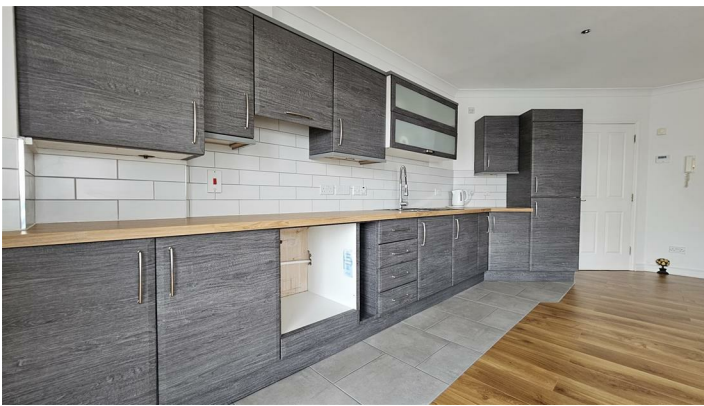
Double glazed corner window to front aspect with views over Carrickfergus marina, door to Juliet style balcony, radiator, laminate wood flooring, open plan to kitchen area





**Kitchen area**

Range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, built in oven and hob with extractor fan over, integrated fridge and freezer



**Bedroom one**

12'11 x 11'4

Double glazed windows to side and rear aspect, built in wardrobes, radiator, door to en suite



### En Suite

Double glazed window to rear, white suite comprising low flush Wc, pedestal sink and shower cubicle, radiator

### Bedroom two

13'5 x 9'7

Double glazed window to rear aspect, built in wardrobes, radiator



### Bathroom

White suite comprising low flush Wc, pedestal sink and enclosed bath, radiator

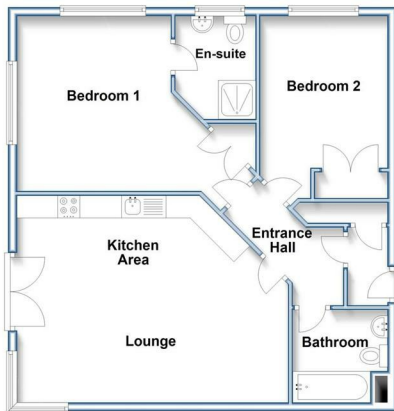


### Views

Views across Carrickfergus marina

## Floor plans

Ground Floor



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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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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