

28 RODGERS QUAY CARRICKFERGUS BT38 8BE



Duplex style apartment
Accommodation extends to approximately 1600 sqft
Three double bedrooms
Bedroom two extends to 26"
Family bathroom on the ground floor and additional shower room on the first floor
Lounge open plan to dining area and kitchen
Beech style kitchen with a built in oven, hob, extractor and fridge freezer
Lounge boasts a private balcony with a southerly aspect
Upvc double glazing and gas heating system
Lift facility and security entry system
Sought after marina location, conveniently located to the town centre
Transport links and shopping facilities within 0.5 miles
Superb views across Carrickfergus marina and Belfast lough
Attractively priced to allow for some cosmetic improvements
No ongoing chain, viewing essential

Offers Around £309,950

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	80	81
(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	

This spacious duplex-style apartment, extending to approximately 1600 sqft, offers generous and versatile accommodation in a highly sought-after marina setting with superb views across Carrickfergus Marina and Belfast Lough. The property comprises three well-proportioned double bedrooms, including a particularly impressive second bedroom extending to 26 feet. While the lounge is open plan to the dining area and kitchen, creating a comfortable flow throughout the main living space, the beech-style kitchen is fitted with a built-in oven, hob, extractor, and fridge freezer. A standout feature of the property is the private balcony, which enjoys a southerly aspect and provides uninterrupted views over the marina and out across the lough. There is a family bathroom on the ground floor and an additional shower room on the first floor, offering flexibility for family living.

Further benefits include uPVC double glazing, a gas heating system, lift access, and a secure entry system.

Conveniently located within half a mile of Carrickfergus town centre, transport links, and shopping facilities, this property combines excellent accessibility with a scenic coastal position. Attractively priced to reflect some minor cosmetic improvements, it is offered with no ongoing chain, allowing for early possession. Viewing is highly recommended to fully appreciate the space, views, and potential on offer.

Entrance hall

Door to inner hall



Inner hall

Doors to, storage cupboard, radiator, laminate wood floor



Lounge/diner

19'8 x 13'11

Double glazed windows to front & side aspect, double glazed sliding door to private balcony, open plan to kitchen area, radiator



Kitchen area

11'1 x 10'6

Range of beech style high and low level units with roll edge worktops, inset stainless steel sink & drainer with mixer tap over, built in oven, 4 ring gas hob, stainless steel chimney style extractor fan & fridge freezer, plumbed for washing machine



Bedroom three

13'10 x 13'4

Double glazed window to front & side aspect, built in double wardrobe, additional cupboard incorporating gas boiler, radiator, door to combined ensuite/bathroom



Bathroom

Double glazed window to side aspect, white suit comprising low flush Wc, pedestal sink, enclosed bath, part tiled walls, radiator, laminate wood floor

Stairs and landing

Access to loft, doors to



Bedroom one

26' x 20'2 reducing to 12'9

Double glazed window to front aspect, fitted wardrobes, radiator

Bedroom two

17' x 13'11

Velux to front aspect, airing cupboard, radiator



Shower room

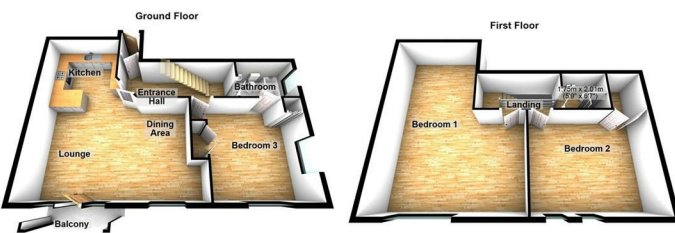
White suit comprising low flush Wc, wash hand basin, shower cubicle, part tiled walls, radiator



Communal garden and grounds

Off road parking

Floor plan



Thinking of Selling?
All types of Properties Required
Call us for a free no obligation Valuation

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T: 028 9336 5986
E: carrickfergus@ulsterpropertysales.co.uk

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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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