



Apt 2, 10 Rhanbuoy Park, Carrickfergus, BT38 8BS

Offers Over £319,950

- Ground floor apartment
- Large lounge open plan to dining area
- White bathroom suite
- Double glazing in uPVC frames
- Ground floor with spectacular views and garden to rear
- 3 Bedrooms
- Open plan to modern fitted kitchen
- Gas fired central heating
- Fabulous location

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This spacious ground floor apartment offers an exceptional opportunity to enjoy comfortable coastal living with uninterrupted views across the stunning Belfast Lough. Larger than average and thoughtfully laid out, the property provides generous accommodation throughout, making it ideal for families, downsizers, or those seeking extra living space. The apartment boasts three well-proportioned bedrooms, each offering flexibility for family living, guests, or home office use. A bright and airy interior enhances the sense of space, while the enviable ground floor position provides ease of access and convenience. To the rear, the property benefits from a private garden area, perfect for outdoor relaxation, entertaining, or enjoying the peaceful surroundings. Combining spacious accommodation, spectacular waterfront views, and desirable outdoor space, this impressive apartment presents a rare opportunity in a highly sought-after location. Early viewing is highly recommended to fully appreciate all this superb home has to offer.



Council Tax Band: Northern Ireland



Reception Hall

Cloaks

Lounge/ Dining room/ Kitchen

36'8 x 23'4 (at max)

Modern fitted kitchen with range of high and low level units, granite worksurfaces, built in microwave, built in fan assisted oven, built in fridge freezer, ceramic sink unit with mixer tap and vegetable sink, built in hob, stainless steel extractor fan, ceramic tiled flooring

Open plane to lounge/ dining area, laminate wood flooring, cornicing.

Rear Hall

Laminate wood flooring

Bedroom (1)

12'10 x 10'3

French doors to rear

Ensuite Modern Shower Room

Low flush W/C, pedestal wash hand basin, glazed shower unit with controlled shower, tiling, ceramic tiled flooring

Bedroom (2)

13'0 x 8'8

Bedroom (3)

10'4 x 7'10

Bathroom

White bathroom suite, low flush W/C, pedestal wash hand basin, panelled bath with mixer tap and hand shower, glazed shower screen, tiling, ceramic tiled flooring, store with vaillant gas boiler

Outside

Front in paved patio area, communal car parking

Rear in garden area accessed from bedroom & side gate

Disclaimer/ Additional information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative

purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

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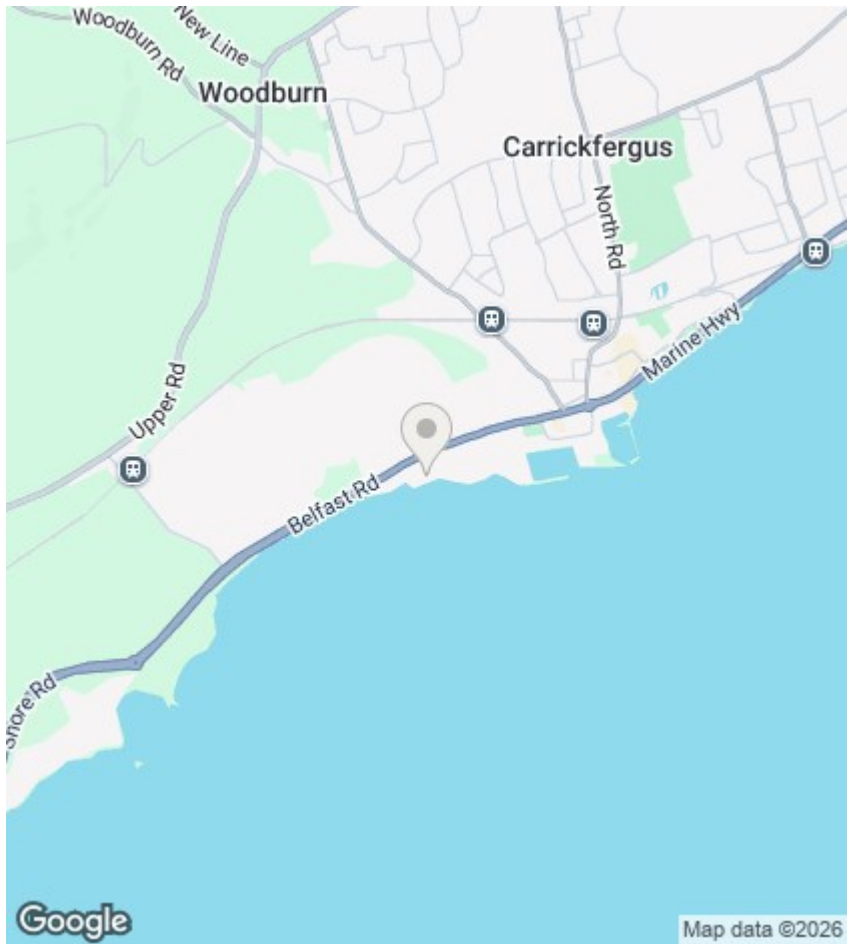
[mobile-checker](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker) Flooding maps for Northern Ireland

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[services/your-neighbourhood-roads-and-streets/flooding-your-area](https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area) Please note the information contained within these particulars is intended as a

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Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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	

