



## 118 Rodgers Quay

Carrickfergus, BT38 8BE

£1,500 Per Month



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## ACCOMMODATION

### COMMUNAL HALLWAY

Hardwood front door. Lift and stairwell to upper floors. Intercom system.

### GROUND FLOOR

#### ENTRANCE HALL

On second floor. Hardwood front door. Wood laminate floor covering. Stairwell to first floor.

#### OPEN PLAN KITCHEN/LIVING/ DINING AREA

24'4 x 23'6 (7.42m x 7.16m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Stainless steel 1.5 bowl sink unit. Integrated appliances to include 4 ring electric hob with stainless steel extractor fan over, oven, fridge freezer and dishwasher. Breakfast bar area. Wood laminate floor covering throughout. PVC double glazed bifold style doors to balcony over looking Carrick Marina with panoramic views over Belfast Lough.

#### BEDROOM 2

14'3 x 13'7 (4.34m x 4.14m)

Access to built in double wardrobe. Jack and Jill style access to bathroom. Overlooking Carrick Marina with panoramic views over Belfast Lough.

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, wash hand basin and WC. Access to store with Worcester gas fired central heating boiler. Half panelled walls and tiled floor.

## FIRST FLOOR

### LANDING

#### PRINCIPAL BEDROOM

16'8 x 10'8 (5.08m x 3.25m )

Twin Velux windows.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, wash hand basin and WC. Chrome towel radiator. Half panelled walls and tiled floor.

#### BEDROOM 3

20'0 x 13'4 (6.10m x 4.06m )

widest points. Overlooking Carrick Marina with panoramic views over Belfast Lough. Open to home office/study.

#### HOME OFFICE/STUDY

Access to walk-in wardrobe.

#### SHOWER ROOM

Modern fitted three piece suite comprising shower cubicle with mains shower over, wash hand basin and WC. Towel rail. Half panelled walls and tiled floor.

#### EXTERNAL

Panoramic views over Carrick Marina & Belfast Lough.

Private & visitor parking to the front in tarmac.



## Road Map



## Hybrid Map

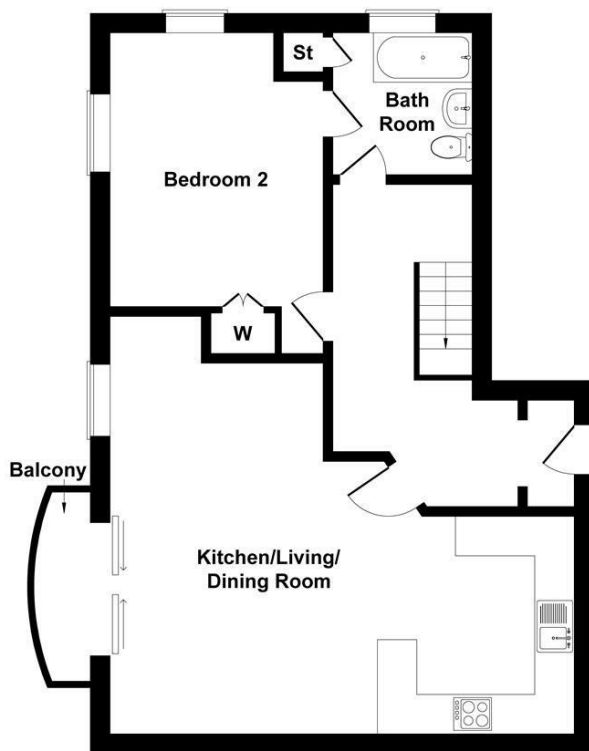


## Terrain Map

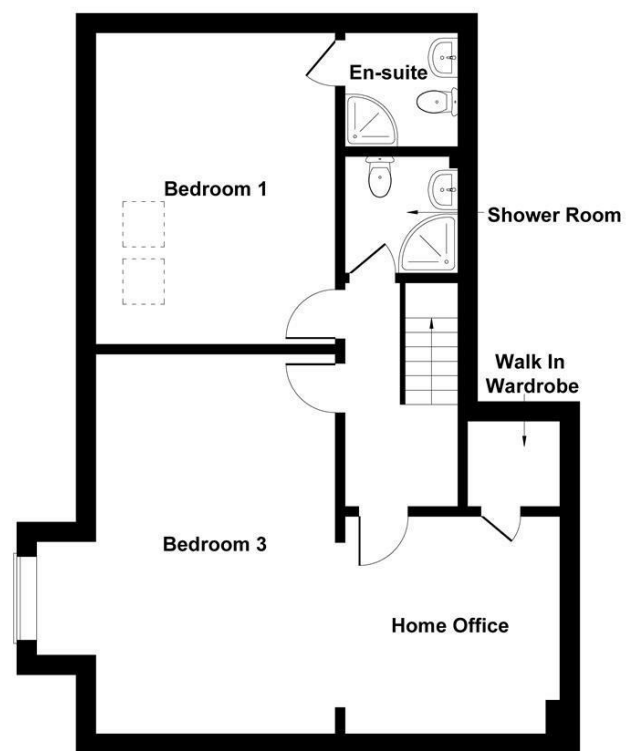


## Floor Plan

### 118 Rodgers Quay



GROUND FLOOR



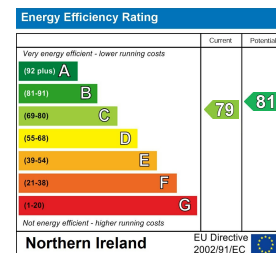
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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