



ULSTER PROPERTY SALES

UPS

CARRICKFERGUS BRANCH

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Antrim, BT38 7AW

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NETWORK STRENGTH - LOCAL KNOWLEDGE



30 ROSEBROOK GROVE

Carrickfergus BT38 8NS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Offers Around £82,950

30 Rosebrook Grove

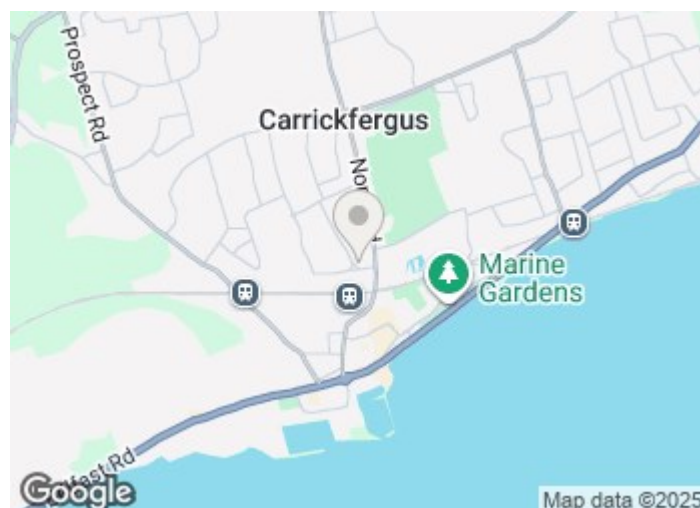
, Carrickfergus, BT38 8NS



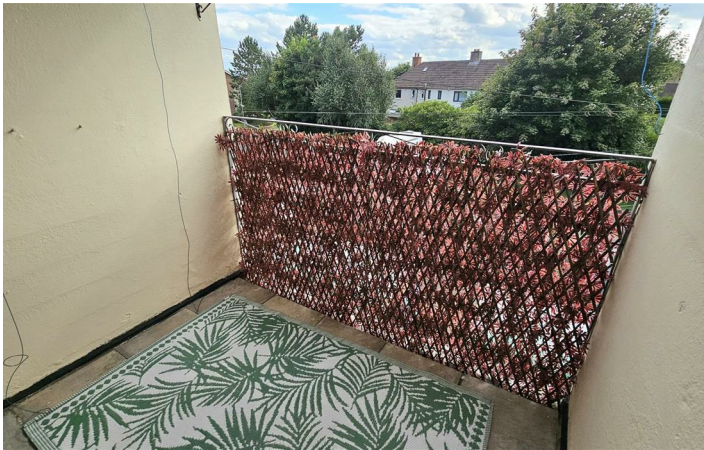
This well-presented second floor apartment represents a superb opportunity for a first-time buyer, property investor, or anyone looking to downsize, with the added advantage of no ongoing chain. The accommodation comprises two bedrooms and a bright lounge measuring 14'3 x 11'8, which features laminate wood flooring and a feature fireplace. The kitchen is fitted with contemporary high gloss units and is equipped with a built-in stainless steel oven, ceramic hob, and integrated fridge freezer, combining modern style with everyday functionality. The bathroom is finished with a clean white suite and includes an electric shower over the bath, while additional features such as a private balcony and a

security entry phone add to the convenience and appeal of the property. Gas heating and double glazed windows in PVC frames ensure energy efficiency and year-round comfort. Externally, there is communal car parking available for residents. Located just 0.35 miles from Carrickfergus town centre, the apartment is well positioned for access to local shops, amenities, and excellent transport links, making it an ideal choice for commuters or those wanting to stay closely connected to the town. With its modern finish, convenient location, and move-in ready condition, this apartment should appeal to a wide range of purchasers, and early viewing is highly recommended.

New to the market... details and measurements to follow shortly
THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
CALL US FOR A FREE NO OBLIGATION VALUATION
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T: 028 93365986
E:carrickfergus@ulsterpropertysales.co.uk



Directions



Floor Plan

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