

APT 3, THE OLD SCHOOL HOUSE CARRICKFERGUS BT38 7FH



First floor apartment

Two bedrooms

En suite shower room and built in wardrobe in the master bedroom

25'8 lounge open plan to the kitchen

Excellent range of contemporary sage green shaker style units

Built in oven, hob and extractor

White bathroom suite

Double glazing and gas heating

Lift facility and security entry system

Town centre location approximately 300 yards from the seafront

Convenient to transport links

Well presented throughout

Ideal as a first time buy, investment property or downsize

Viewing recommended

Offers Around £109,950

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	76	76
(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

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PRS Property
Redress
Scheme

OFT
Approved code

his first floor apartment is set in a highly convenient town centre location within close proximity to the seafront, and it is also well placed for transport links, including the train station situated approximately 350 yards away, making it a practical option for a wide range of purchasers. The accommodation includes two bedrooms, with the master bedroom benefiting from a built-in wardrobe and an en-suite shower room fitted with a white suite, while the main bathroom is also finished with a white suite. The 25'8 lounge is open plan to the kitchen, which is equipped with an excellent range of contemporary sage-green shaker-style units along with a built-in oven, hob and extractor. Further features include double glazing, a gas heating system, a lift facility that enhances accessibility for a broader age group and a security entry system. Well presented throughout and suitable as a first-time buy, investment or downsize option, the property is recommended for viewing.

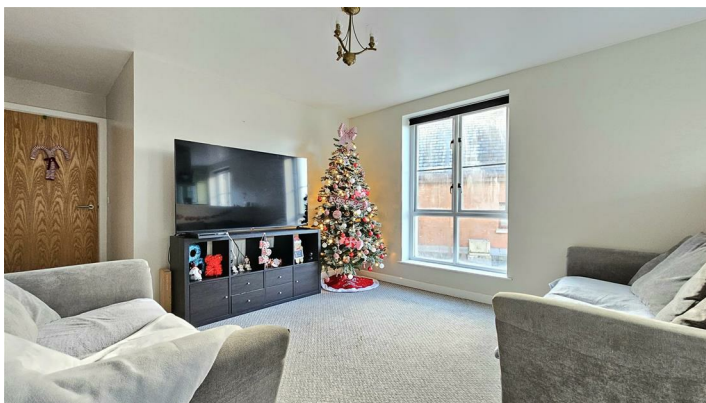
Communal entrance hall

Stairs to, lift facility, security entry system



Entrance hall

Doors to, storage cupboard, radiator



Lounge open plan to kitchen

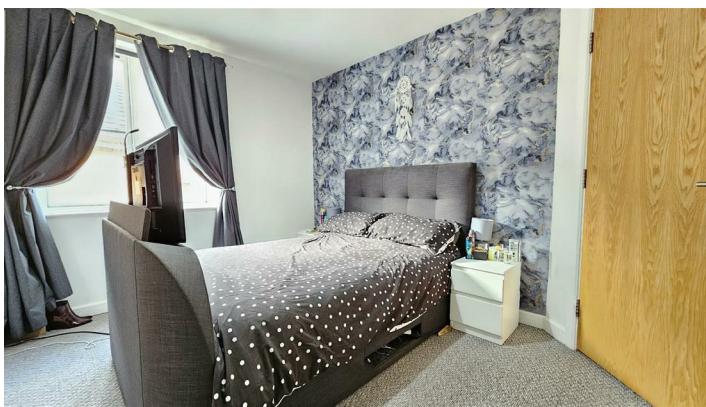
25'8 x 12'2 max

Double glazed window to front aspect, radiator



Kitchen

Double glazed window to front and side aspect, range of sage green high & low shaker style units with roll edge work tops, inset stainless steel 1.5 bowl sink & drainer with mixer tap over, built in stainless steel oven, 4 ring ceramic hob & stainless steel ceiling hung extractor fan, plumbed for washing machine & dish washer, radiator, tiled floor



Bedroom one

11'8 x 9'9

Double glazed window to front aspect, built in wardrobe, radiator, door to ensuite

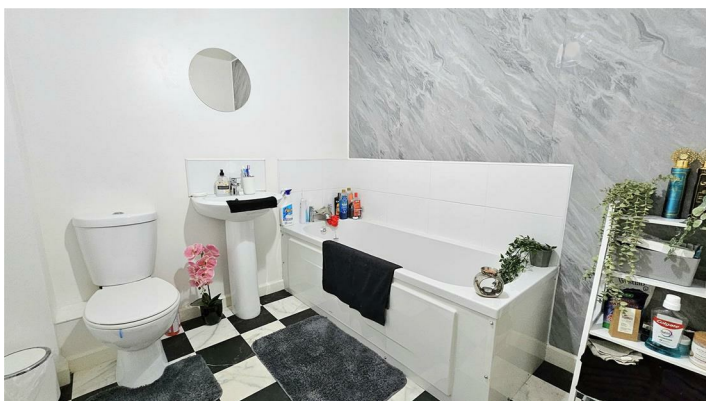
Ensuite

White suite comprising low flush Wc, pedestal sink, shower cubicle & shower over

Bedroom two

10'5 x 8'6

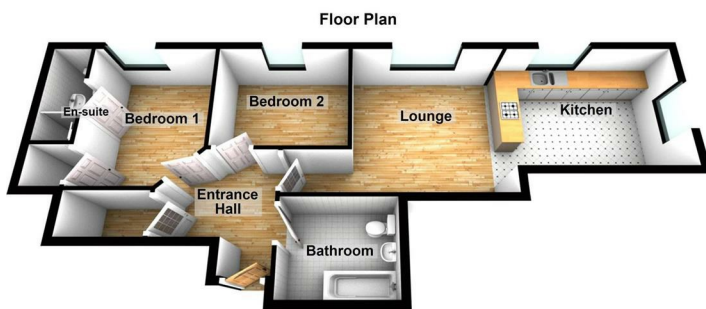
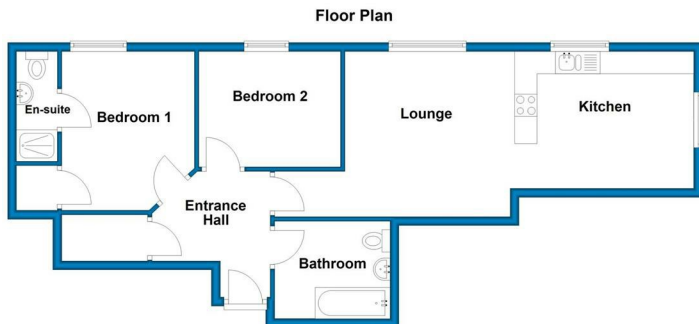
Double glazed window to front aspect, radiator



Bathroom

White suite comprising low flush Wc, pedestal sink, enclosed bath, heated towel reel

Floor plan



• THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
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VALUATION

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E: carrickfergus@ulsterpropertysales.co.uk

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All types of Properties Required
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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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