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## 21 ROSEBROOK GROVE

Carrickfergus BT38 8NS

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

**Offers Around £74,950**

# 21 Rosebrook Grove

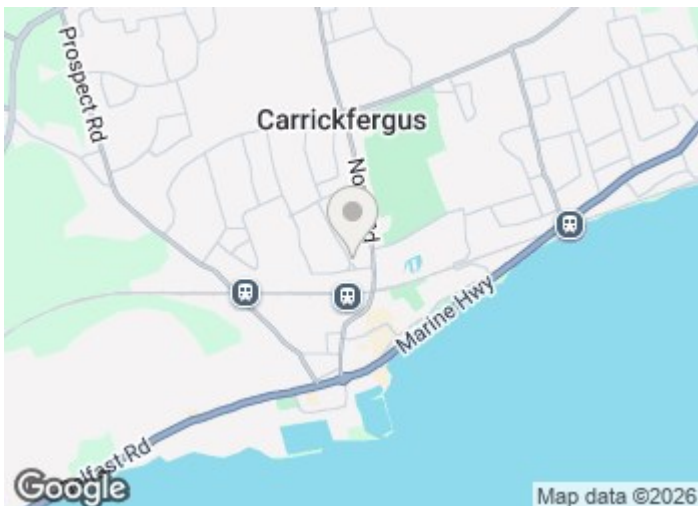
, Carrickfergus, BT38 8NS



This first floor apartment is conveniently located approximately 0.5 miles from Carrickfergus town centre and the seafront, with the train station just 250 yards away, making it well placed for access to local amenities and transport links. The property is currently tenanted, with rental yield and tenancy details available on request, and will appeal particularly to investors, while also offering potential as a first time buy. The accommodation comprises two bedrooms along with a

lounge featuring a fireplace and wood flooring, while the kitchen is fitted with a range of oak shaker style units complemented by white brick style splash backs. The bathroom is finished with a white suite and includes an electric shower over the bath. Additional features include double glazing and electric heating. A balcony with a westerly aspect provides an outdoor space, and while some minor updating may be required, the property offers a straightforward opportunity in a strong and convenient location.

New to the market... further 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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E:carrickfergus@ulsterpropertysales.



## Directions



# Thinking of Selling?

All types of Properties Required

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# Floor Plan

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