Edmondson Estates

118 Rodgers Quay

Carrickfergus, BT38 8BE

Offers Around £349,950

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, Carrickfergus, BT38 8BE

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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. over looking 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.

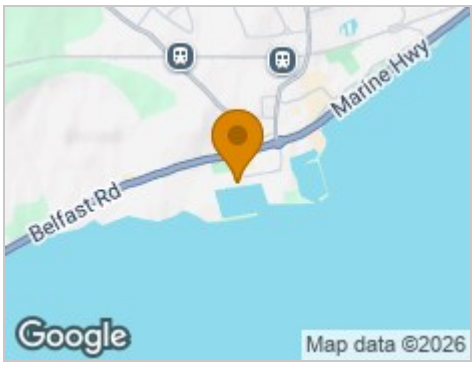
SHOWER ROOM
Modern fitted three piece suite comprising shower cubicle with mains shower over, wash hand basin and WC. Towel rail. Half panelled walls and tiled floor.

EXTERNAL
Panoramic views over Carrick Marina & Belfast Lough.
Private & visitor parking to the front in tarmac.

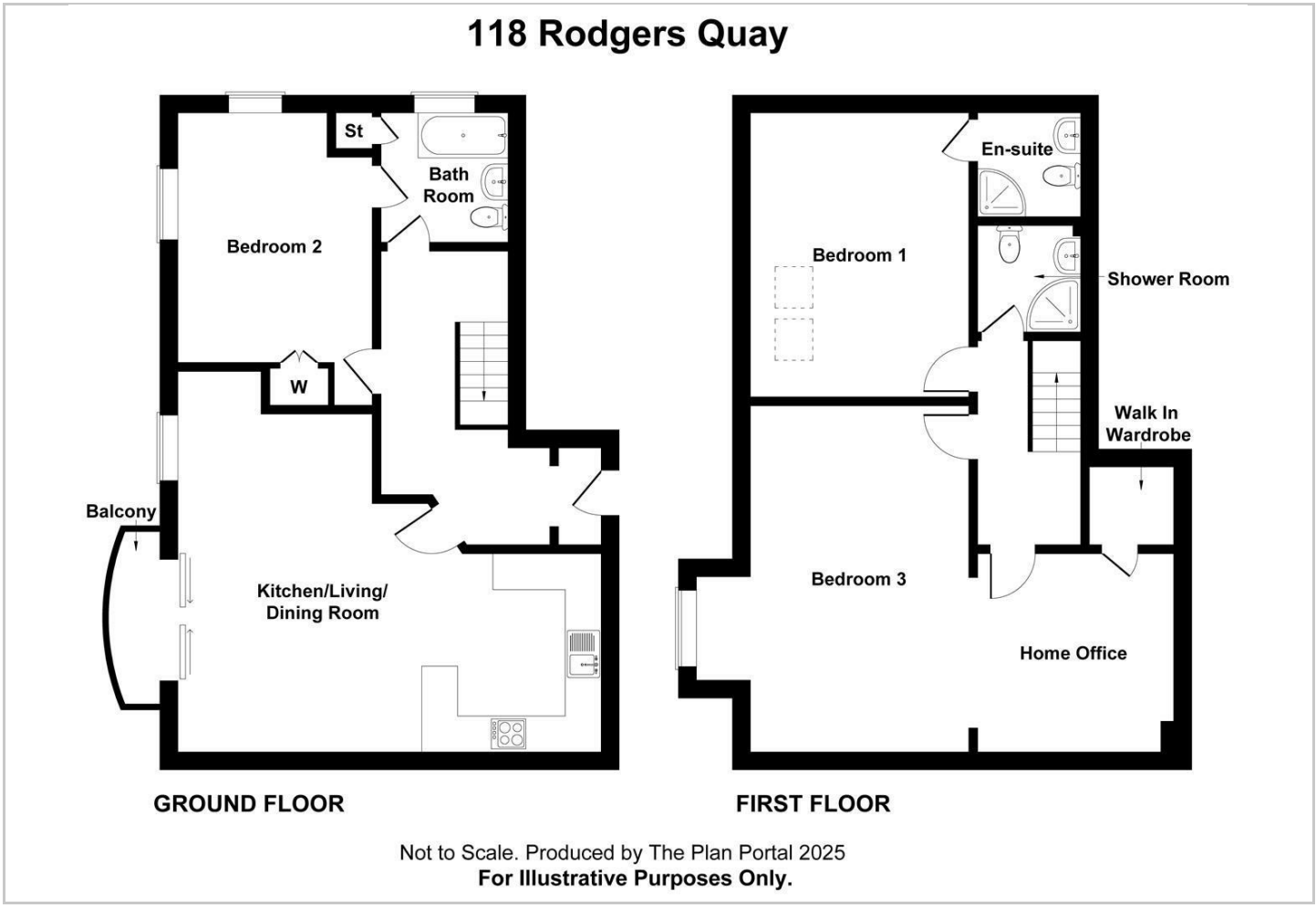
Road Map

Hybrid Map

Terrain Map



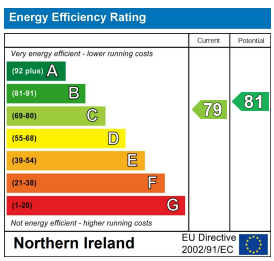
Floor Plan



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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