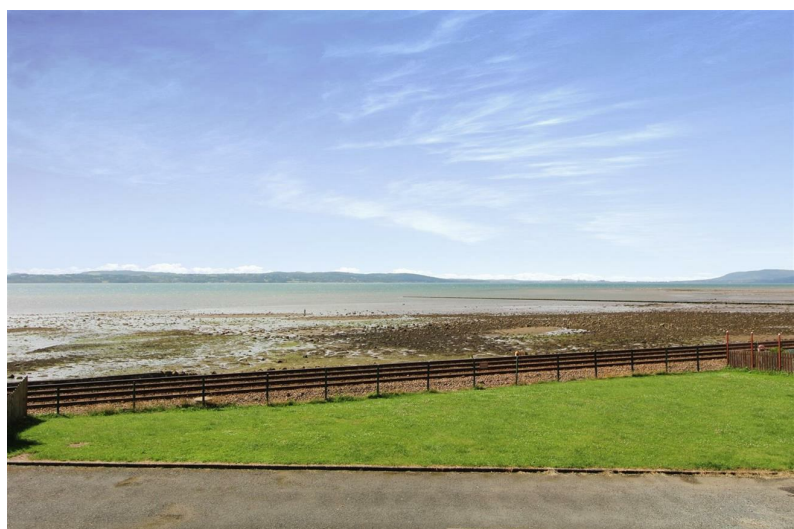




## 14D Loughview Village, Carrickfergus, BT38 7PD

- First Floor Apartment
- Open Plan Kitchen / Living / Dining
- Fully Tiled Bathroom With Bathroom
- Communal Parking Area
- Elevated Views To Belfast Over Belfast Lough
- Two Bedrooms; Principal With En Suite
- Modern Fitted Kitchen; Juliet Style Balcony
- Gas Heating; Double Glazing
- Communal Garden Area
- Convenient Location; Immaculately

Offers Over **£109,950**  
EPC Rating C





## **PROPERTY DESCRIPTION**

### **ACCOMMODATION**

### **COMMUNAL ENTRANCE HALL**

Hardwood, double glazed front door. Stairwell to first floor.

### **PRIVATE ENTRANCE HALL**

Hardwood front door. Tiled floor. Access to walk in cloakroom and roof space.



## **OPEN PLAN KITCHEN / LIVING / DINING 18'9" x 15'3"**

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point. Stainless steel extractor hood. Space for fridge freezer. Space and plumbed for washing machine and dishwasher. Gas fired central heating boiler (housed within matching unit). Twin glass fronted display cabinets. Splash back tiling to walls. PVC double glazed French doors to Juliet style balcony. Wood laminate floor covering. Elevated views towards Belfast over Belfast Lough.

## **PRINCIPAL BEDROOM 14'0" x 10'5" (wps)**

Views towards Belfast over Belfast Lough. Wood laminate floor covering.

## **FULLY TILED EN SUITE SHOWER ROOM**

White three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower.

## **BEDROOM 2 11'9" x 10'8"**

Views towards Belfast Lough. Wood laminate floor covering.

## **FULLY TILED BATHROOM**

White three piece suite comprising panelled corner bath, pedestal wash hand basin and WC.

## **EXTERNAL**

Communal parking area.

Communal garden area finished mainly in grass.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

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.





**CRAWFORD MULHOLLAND FINANCIAL**

William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

**...WE DO MORTGAGES**

Not responsible for interest rate fluctuations or mortgage rates.



**COLIN GRAHAM RESIDENTIAL**  
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*Immaculately presented, spacious, two bedroom first floor apartment enjoying elevated views towards Belfast over Belfast Lough, located within the popular Loughview Village, situated off Larne Road, Carrickfergus. The property comprises communal entrance hall, private entrance hall with walk in cloakroom and access to roof space, open plan kitchen/living/dining with modern fitted kitchen and PVC double glazed French doors to Juliet style balcony, two well proportioned bedrooms, to include principal with fully tiled en suite shower room, and fully tiled bathroom with three piece suite. Externally the property enjoys communal parking area and communal garden area finished mainly in grass. Other attributes include gas fired central heating, double glazing, convenient location and elevated views from open plan kitchen/living/dining and both bedrooms. Early viewing is strongly recommended to avoid disappointment.*



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>	<b>74</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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