



FOR SALE

31 Rose Gardens

Carrickfergus, BT38 8FD

Offers over £134,950





Nest Estate Agents are delighted to bring to the market this three bedroom first floor apartment within the heart of Carrickfergus, situated off the North Road. This apartment offers plenty of living space and remains low maintenance, making it an ideal property for first-time buyers or those looking to downsize. Conveniently located close to the town centre and within easy reach of public transport links, it provides straightforward access to shops, services, and commuting routes, particularly with Carrickfergus train station being within walking distance. Internally this apartment offers three well proportioned bedrooms, a bright family lounge with sliding doors providing access to private balcony, fitted kitchen and four piece family bathroom suite.

This beautifully maintained apartment is located in a quiet cul-de-sac development and has been lovingly cared for by its current owners. With strong interest expected early viewing is recommended.

Contact Nest today to arrange a viewing on 028 9343 8090 or hit 'Enquire now'.

[www.nestestateagents.com](http://www.nestestateagents.com)

HALLWAY 4'6" x 22'3 (1.37m x 6.78m)

STORAGE 3'6 x 2'3 (1.07m x 0.69m)

LIVING ROOM 19'8 x 13' (5.99m x 3.96m)

Cornice ceilings. Metal framed sliding doors leading to tiled balcony. Metal balustrade.

BATHROOM 8'4 x 10'3 (2.54m x 3.12m)

Part tiled walls. Wood effect flooring. Low flush w/c. Panelled bath with chrome mixer taps. Enclosed shower unit. Pedestal sink unit with chrome mixer taps. Storage cupboard.

KITCHEN 18'3 x 8'4 (5.56m x 2.54m)

Range of high and low level fitted units with contrasting formica worktops. 1.5 bowl sink unit with drainer and mixer tap. Integrated eye level oven and grill. Integrated extractor fan. Four ring electric hob. Tiled splashback. uPVC window. Plumbed for appliances. Open plan to informal dining area. Wood effect flooring.

BEDROOM 1 16'8 x 9'7 (5.08m x 2.92m)

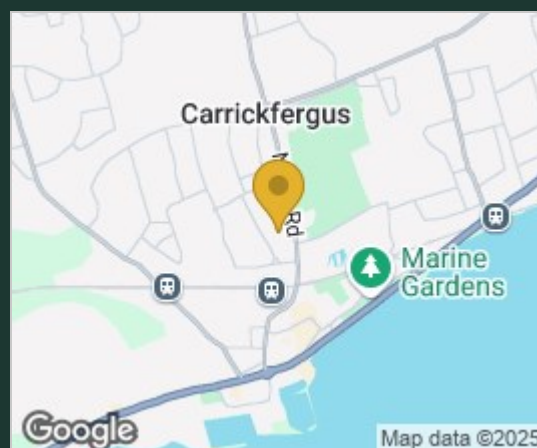
Built in sliding wardrobes.

BEDROOM 2 10'4 x 8' (3.15m x 2.44m)

BEDROOM 3 9'4 x 8'4 (2.84m x 2.54m)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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