COLIN GRAHAM RESIDENTIAL

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# 9 Sixmile Manor, Ballyclare, BT39 9US

- Spacious First Floor Apartment
- Modern Fitted Kitchen
- Gas Heating
- Allocated Parking; Communal Guest Parking
- Immaculately Presented Throughout
- Two Bedroom; Two Reception
- Bathroom; En Suite Shower Room
- PVC Double Glazing
- Convenient Location
- Ideal First Time Buy/Buy To Let

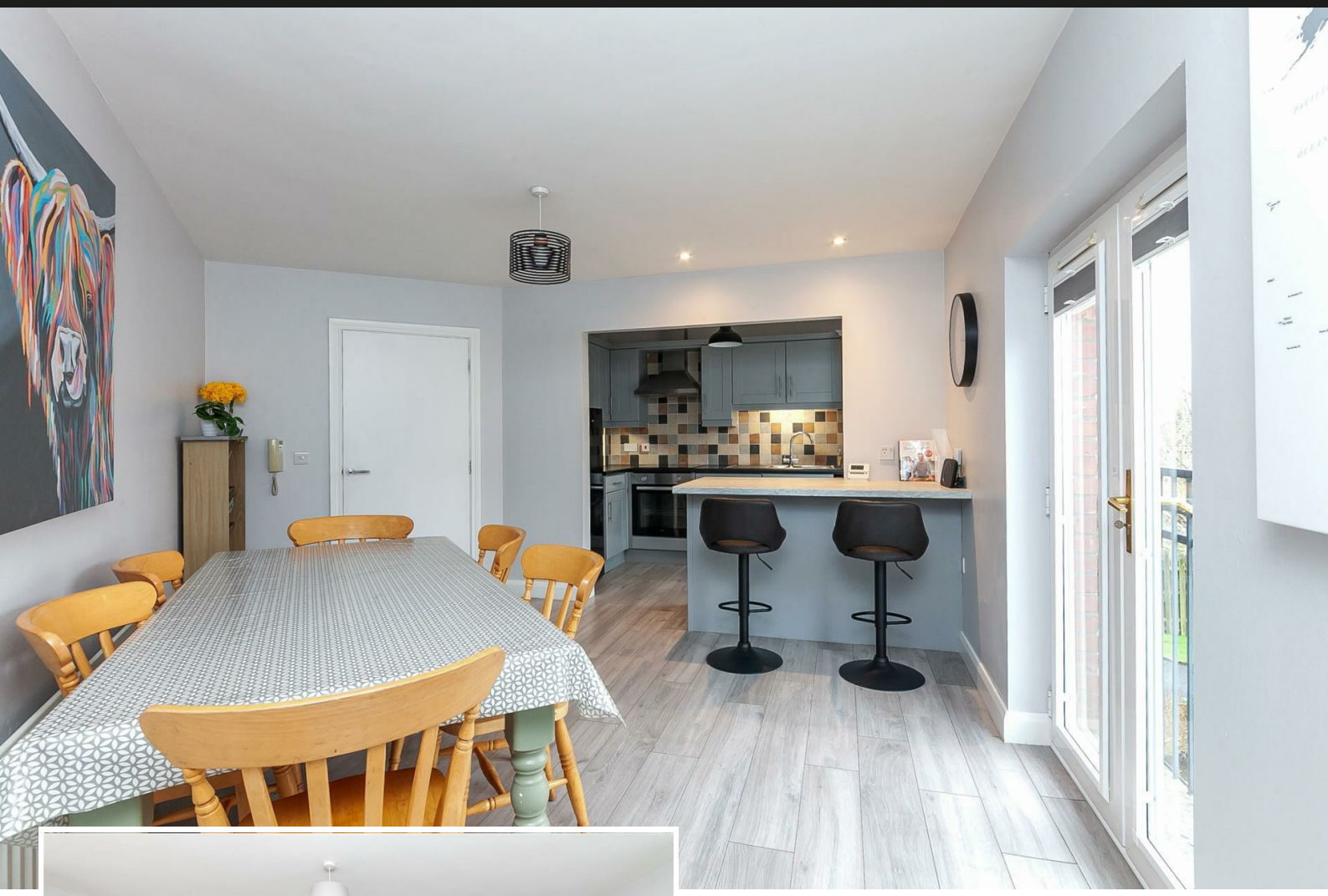
Offers Over £114,950

EPC Rating C





# 9 Sixmile Manor, Ballyclare, BT39 9US





## PROPERTY DESCRIPTION

### ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Intercom access. Stairwell to first floor.

### PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to roof space.

### LOUNGE 14'4" x 14'4"

Triple aspect windows. Wood laminate floor covering.

### DINING ROOM 15'1" x 14'7" (wps)

Intercom entry handset. Wood laminate floor covering. PVC double glazed French doors, leading to Juliet style balcony. Open arch leading to:







## KITCHEN 10'4" x 5'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Contrasting breakfast bar unit with storage below. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Wood laminate floor covering.

## PRINCIPAL BEDROOM 15'10" x 13'1" (wps)

## EN SUITE SHOWER ROOM

White, three piece suite comprising panelled shower, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

## BEDROOM 2 10'5" x 9'5"

Dual aspect windows. Box bay window to side elevation.

## BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiling to walls. Tiled floor.

## EXTERNAL

Allocated parking and communal guest parking to rear.

## 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.



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***Immaculately presented, spacious, two bedroom/two reception, first floor apartment, conveniently located with Sixmile Manor, Ballynure Road, Ballyclare.***

***The property comprises communal entrance hall, private entrance hall, lounge, dining room, separate modern fitted kitchen, two well proportioned bedrooms, to include principal en suite, and separate family bathroom, with white three piece suite.***

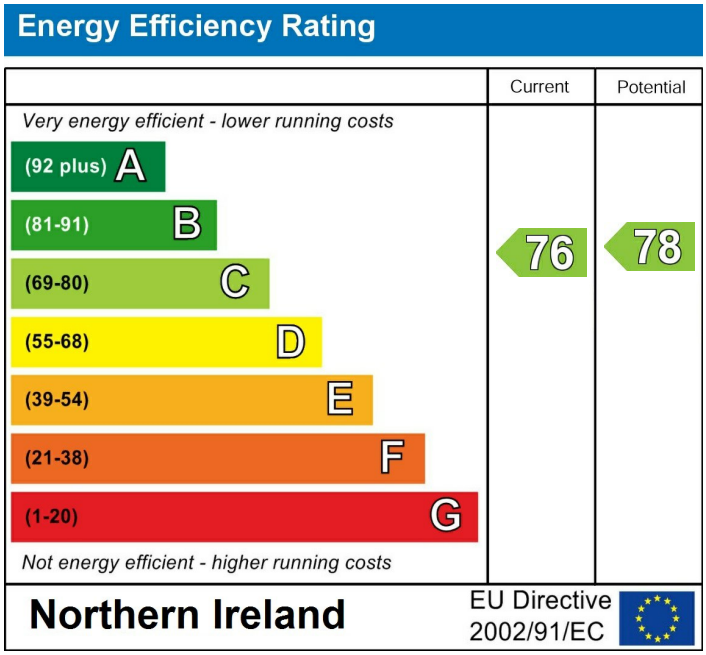
***Externally, the property enjoys allocated parking to rear.***

***Other attributes include gas heating and PVC double glazing.***

***Ideal first time buy/buy to let alike.***

***Early viewing highly recommended.***




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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