COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

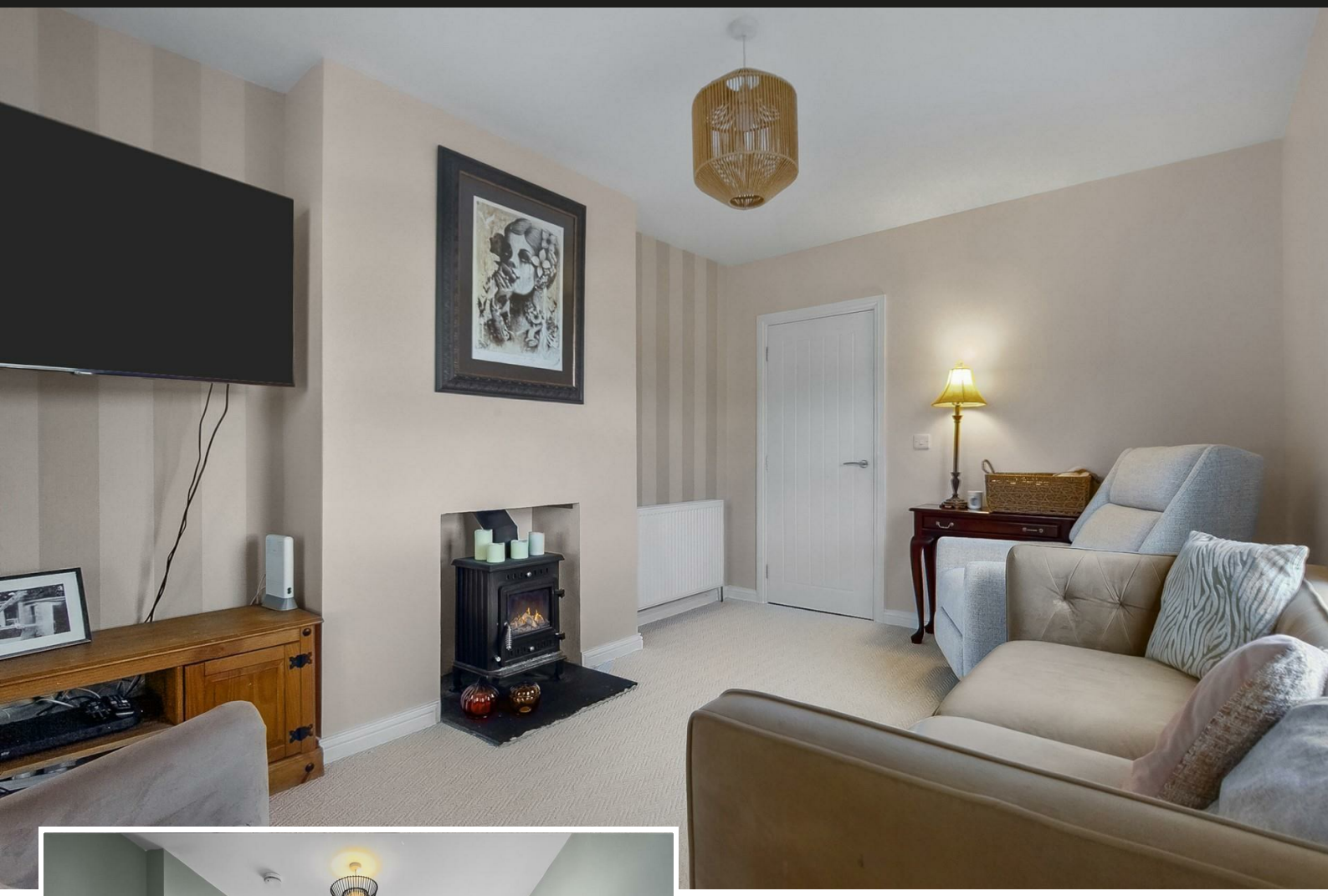
# 102 Ballynure Road, Ballyclare, BT39 9AQ

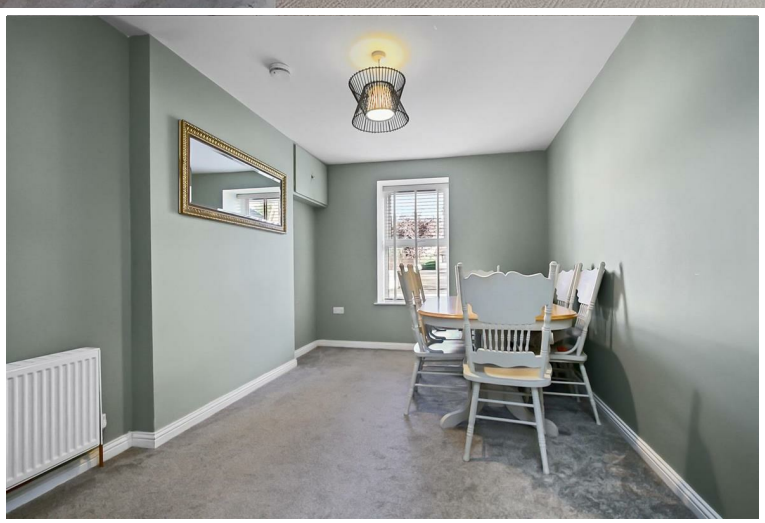
- Extended, End Terrace Property
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Convenient Location
- Three Bedroom; Two Reception
- Deluxe Bathroom
- Private Driveway
- Immaculately Presented Throughout
- Ideal First Time Buy/Buy To Let

Offers Over £134,950

EPC Rating E

# 102 Ballynure Road, Ballyclare, BT39 9AQ





## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

### LOUNGE 13'11" x 9'8"

Dual aspect windows. Inglenook recess with cast iron, multi fuel burning stove on slate hearth.

### FAMILY ROOM / DINING ROOM 14'8" x 9'6"

[redacted]

[redacted]

## KITCHEN THROUGH UTILITY ROOM 15'1" x 10'10" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven and fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed door leading to rear garden.

## FIRST FLOOR

## LANDING

## BEDROOM 1 14'9" x 10'3"

Range of fitted wardrobes.

## BEDROOM 2 13'2" x 9'7" (wps)

Dual aspect windows. Access to roof space.

## BEDROOM 3 9'10" x 6'3"

## DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Splashback tiling to walls. Tiled floor.

## EXTERNAL

Private driveway finished in decorative stone.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn and patio area.
Outside tap.
External lighting.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

[redacted]

***Immaculately presented, extended, three bedroom/two reception, end terrace property with private driveway, conveniently situated on Ballynure Road, Ballyclare.***

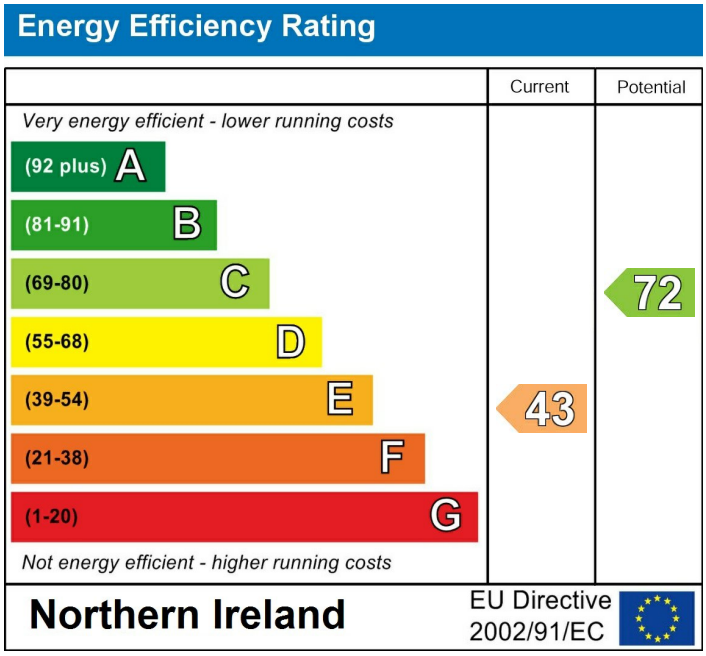
***The property comprises entrance hall, lounge, separate family/dining room, kitchen through utility room, three well-proportioned bedrooms, and deluxe family bathroom, with contemporary, white, four piece suite.***

***Externally, the property enjoys private driveway area, and fully enclosed garden area to rear.***

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

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

***Early interest 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

INVESTORS IN PEOPLE We invest in people Gold
PRS Property Redress Scheme
Proudly sponsoring Northern Ireland Children's Hospice
Awards
Belfast Telegraph PROPERTY AWARDS 2018
Belfast Telegraph PROPERTY AWARDS 2019
Shortlisted The Negotiator Awards 2018
Shortlisted The Negotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
The Negotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
WE ARE MACMILLAN. CANCER SUPPORT