

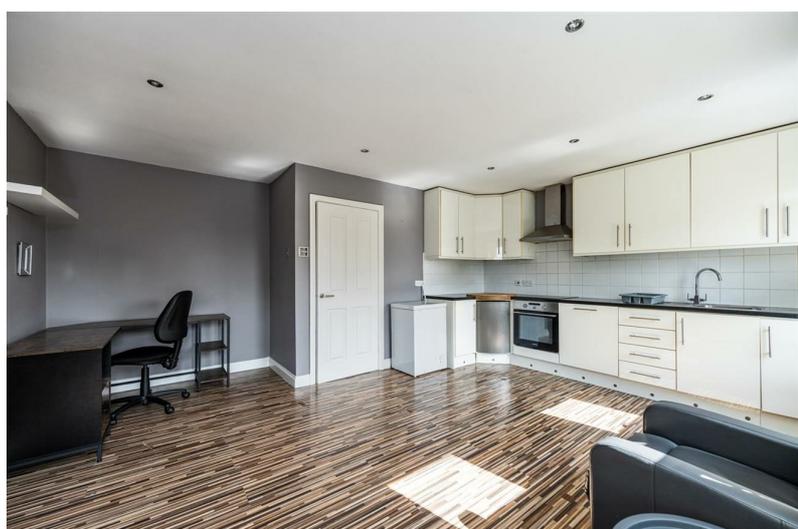


2A The Courtyard, Ballynure, Ballyclare, BT39 9YH

- First Floor Apartment
- Open Plan Kitchen / Living / Dining
- Economy 7
- Utility Store
- Village Location
- One Double Bedroom
- Shower Room; White Suite
- Double Glazing
- Allocated Parking Space
- Ideal First Time Buy / Buy To Let

Offers Over £79,950

EPC Rating D



2A The Courtyard, Ballyclare, BT39 9YH



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### PRIVATE ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering. Stairwell to first floor.

#### FIRST FLOOR

#### LANDING

Wood laminate floor covering. Access to roof space.



## **OPEN PLAN KITCHEN / LIVING / DINING** **16'9" x 15'6" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven, dishwasher and under counter fridge. Space for freezer. Splashback tiling to walls. Recessed lighting to kickboards. Wood laminate floor covering.

## **BEDROOM 13'5" x 10'4"**

### **SHOWER ROOM**

White, three piece suite comprising, fully tiled, oversized shower enclosure, pedestal wash hand basin and WC. Splashback tiling to sink. Access to shelved hot press.

### **EXTERNAL**

Tiled entrance canopy.  
PVC soffits, fascia and rainwater goods.  
Utility store with power, light and plumbed for automatic washing machine.  
Allocated parking space 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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**Well presented, one bedroom, own-door, first floor apartment, conveniently located within Ballynure village, Ballyclare.**

**The property comprises private entrance hall, landing, open plan kitchen / living / dining room, bedroom and shower room.**

**Externally, the property enjoys a utility store and allocated parking space.**

**Other attributes include Economy 7 and double glazing.**

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

**Early viewing highly 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>71</b>
(55-68) <b>D</b>	<b>56</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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