



3 Ballycorr Green, Ballyclare, BT39 9ZU

- Ground Floor Apartment
- Lounge; Dual Aspect Windows
- Bathroom; En Suite Shower Room
- Communal Parking Area
- Convenient Location
- Well Proportioned Bedroom Plus Study
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Communal Gardens
- Ideal First Time Buy / Buy To Let Investment

Offers Over £84,950

EPC Rating C



3 Ballycorr Green, Ballyclare, BT39 9ZU



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Intercom entry system.

#### PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to store.

#### LOUNGE 15'5" x 10'11"

Wood laminate floor covering. Dual aspect windows. Open through to:



### **KITCHEN 10'11" x 8'3"**

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with splash back tiling and stainless steel extractor hood over. Integrated oven and dishwasher. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Wood laminate floor covering.

### **BEDROOM 12'7" x 11'5" (wps)**

Wood laminate floor covering.

### **EN SUITE SHOWER ROOM**

White three piece suite comprising tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Chrome towel radiator.

### **STUDY 12'5" x 7'9" (wps)**

Currently utilised as second bedroom.

### **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splash back tiling to walls. Chrome towel radiator.

### **EXTERNAL**

Communal parking area and communal gardens.

### **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**

**COLIN GRAHAM RESIDENTIAL**  
**...WE SELL HOUSES**



*Well presented, spacious, ground floor apartment with communal gardens and communal parking area, located within a select development situated off the Ballycorr Road, Ballyclare, in close proximity to local amenities, public transport routes and main commuter networks. The property comprises communal entrance hall, private entrance hall, lounge with dual aspect windows open through to modern fitted kitchen, well proportioned bedroom, to include en suite shower room, separate study (currently utilised as second bedroom), and bathroom with white three piece suite. Externally the property enjoys communal parking area and communal gardens. Other attributes include gas fired central heating, PVC double glazing and convenient location. 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>	<b>79</b>	<b>79</b>
(69-80) <b>C</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

**INVESTORS IN PEOPLE**  
 We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

