



2 Ballycraigy Court, Newtownabbey, BT36 5ZL

- Ground Floor Apartment
- Lounge Though Dining Room
- Bathroom; White Suite
- Communal Gardens
- Communal Guest Parking
- One Well-Proportioned Bedroom
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Allocated Parking Space
- Convenient Location

Offers Over £99,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system. Tiled floor.

PRIVATE ENTRANCE HALL

Intercom entry handset. Access to walk in store, with gas fired central heating boiler.



LOUNGE THROUGH KITCHEN / DINING **27'0" x 13'5" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for dishwasher and washing machine. Splashback tiling to walls. Timber flooring (to kitchen area only). Feature window to front elevation.

BEDROOM 1 17'4" x 10'3"

Feature window to front elevation.

BATHROOM

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

EXTERNAL

Communal gardens.
Allocated parking space.
Communal guest parking area.

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.





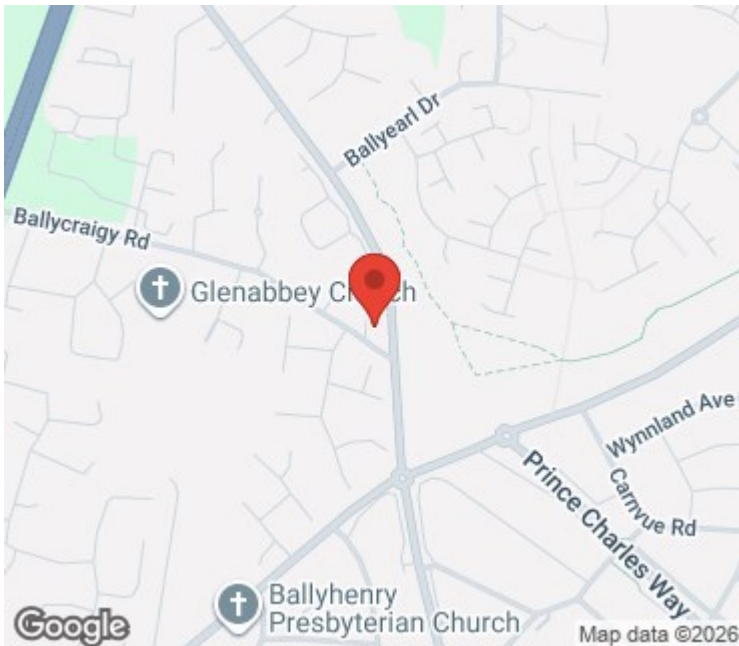
Well presented, one bedroom, ground floor apartment, within the popular Ballycraigy Court development, Ballycraigy Road, Newtownabbey.

The property comprises communal entrance hall, private entrance hall, lounge through dining room open to kitchen area, double bedroom and bathroom, with white three piece suite.

Externally, the property enjoys communal gardens, allocated parking space, and communal guest parking area.

Other attributes include gas heating, PVC double glazing and convenient location.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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