



5 Ballycorr Green, Ballyclare, BT39 9DE

- Ground Floor Apartment
- Lounge
- Bathroom; White Suite
- Gas Heating
- Communal Parking
- One Bedroom Plus Study
- Separate Modern Fitted Kitchen
- PVC Double Glazing
- Communal Landscaping
- Convenient Location

Offers Over £99,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to cloakroom.

LOUNGE 15'6" x 10'11"

Wood laminate floor covering. Open arch leading to:

KITCHEN 10'11" x 8'1"

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for fridge freezer. Integrated gas hob with extractor hood over. Integrated oven. Plumbed and space for washing machine. Integrated dishwasher. Splashback tiling to walls. Wood laminate floor covering.



PRINCIPAL BEDROOM 13'5" x 11'5" (wps)

EN SUITE SHOWER ROOM

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

OFFICE 12'2" x 7'6" (wps)

BATHROOM

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

EXTERNAL

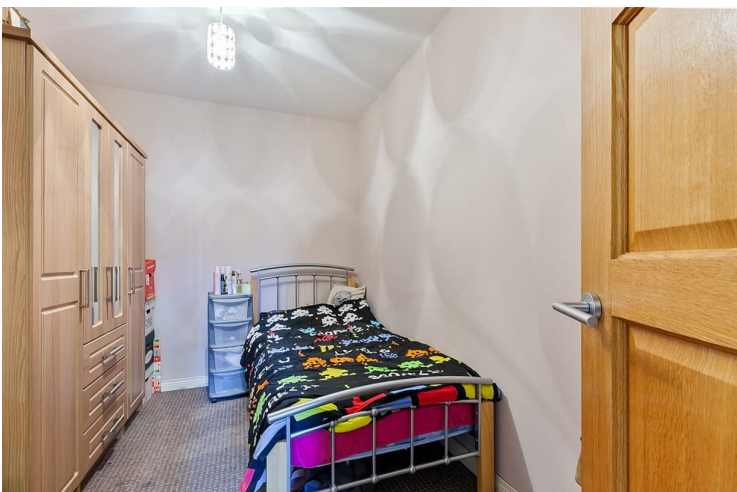
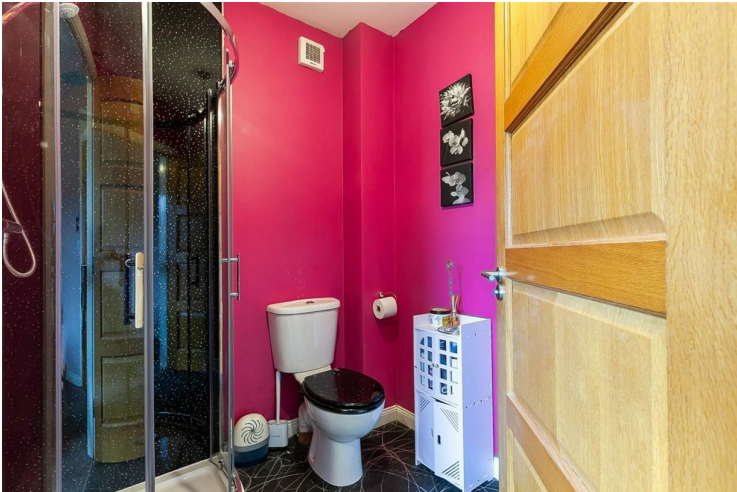
Communal parking space with additional guest parking, finished in tarmac.

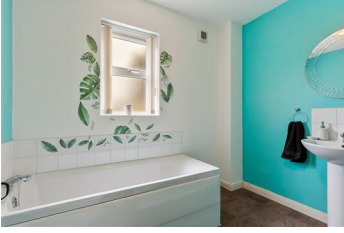
Communal gardens finished in lawn and range of shrubbery. PVC fascia, soffits and rainwater goods.

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.





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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 through dining room, 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) A		
(81-91) B		
(69-80) C	80	80
(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	

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