COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



3 The Courtyard, Ballynure, Ballyclare, BT39 9YH

- Mid Town House
- Lounge With Open Fire
- Bathroom; White Three Piece Suite
- Gardens Front and Rear
- Convenient Location
- Three Bedrooms
- Kitchen Through Dining Room
- Oil Heating; Double Glazing
- Designated Parking; Communal Guest Parking
- Ideal First Time Buy / Buy To Let Investment

Offers Over £119,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door. Vaulted ceiling. Stairwell to gallery landing. Access to under stairs store. Double doors leading to:

LOUNGE 14'9" x 11'5"

Open fire in brick fireplace with granite hearth. Twin windows to front elevation. Engineered timber flooring. Double doors leading to:



KITCHEN THROUGH DINING ROOM 18'0" x 11'1"

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. Cooker point with extractor hood over. Plumbed for automatic washing machine. Tiled floor. Aluminium framed sliding patio door to rear garden.

FIRST FLOOR

GALLERY LANDING

Access to hot press and floored roof space (via slingsby style ladder).

BEDROOM 1 11'6" x 11'5"

Wood laminate floor covering.



BEDROOM 2 11'1" x 8'4" (wps)

Wood laminate floor covering.

BEDROOM 3 9'3" x 7'9"

Wood laminate floor covering.

BATHROOM

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

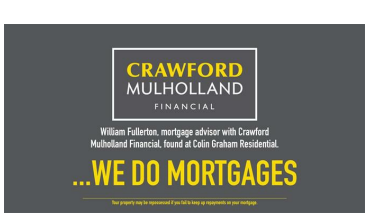
EXTERNAL

Front garden finished in lawn and decorative stone.
Tiled entrance canopy.
External lighting.
Fully enclosed paved rear garden.
Outside tap.
Oil fired central heating boiler.
PVC oil storage tank.
Designated parking and communal guest parking area to rear.

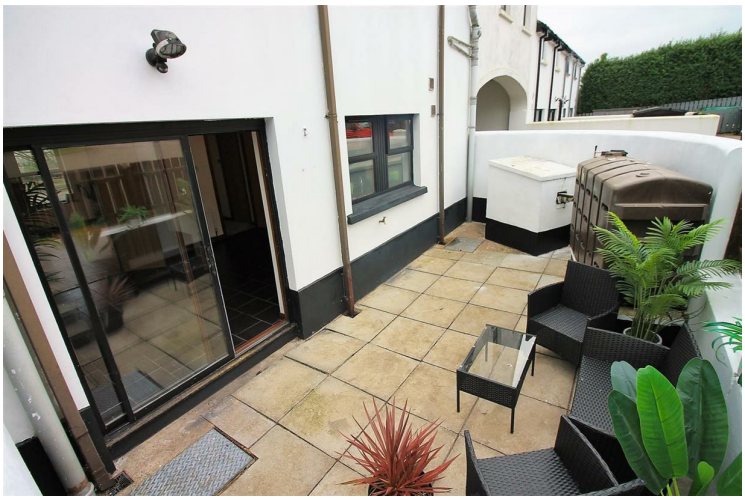


IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

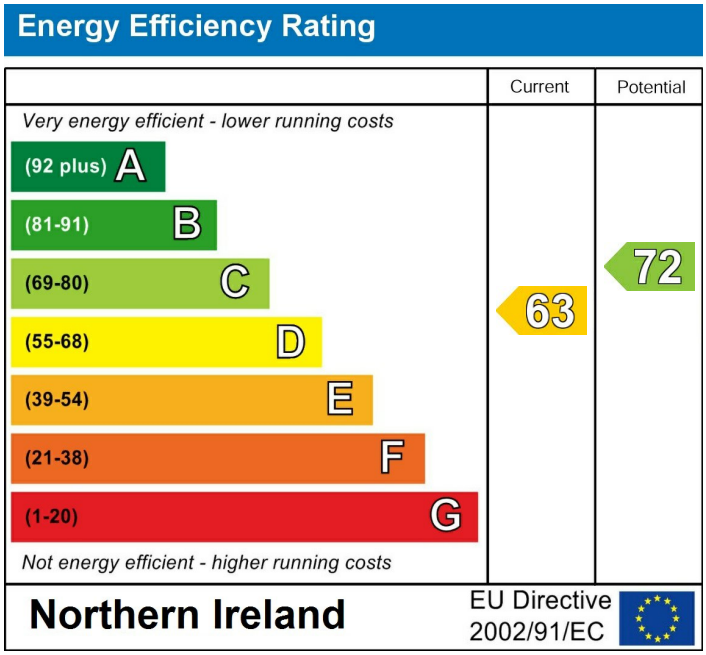






Well presented three bedroom mid town house property located within The Courtyard, Castle Road, Ballynure village. The property comprises entrance hall with vaulted ceiling and gallery landing, double doors leading to lounge with open fire, double doors leading to kitchen through dining room, three first floor bedrooms, bathroom and floored roof space. Externally the property enjoys front garden finished mainly in lawn, fully enclosed, low maintenance paved rear garden, designated parking and communal guest parking. Other attributes include oil heating and double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly 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

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