COLIN GRAHAM RESIDENTIAL

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31 Henryville Meadows, Ballyclare, BT39 9FY

- Ground Floor, Own-Door, Apt.
- Open Plan Living / Dining / Kitchen Area
- Deluxe Shower Room
- Communal Gardens
- Rural Views Front and Rear
- Two Well-Proportioned Bedrooms
- Open Fire / Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Communal Parking
- Ideal First Time Buy / Buy To Let

Offers Over £89,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

OPEN PLAN LIVING / DINING / KITCHEN AREA 16'9" x 12'2" (widest points)

Hardwood double glazed front door. Wood laminate floor covering. Rural views to front elevation. Open fire in brick fireplace, with tiled heath and timber mantle. Modern fitted kitchen with range of high and low level storage units, with contrasting, granite effect, melamine work surface. Stainless steel sink unit. Cooker point with stainless steel extractor hood over. Plumbed for automatic washing machine. Space for fridge freezer. Splash back tiling to walls.

REAR HALL

Wood laminate floor covering. Access to hot press.



BEDROOM 1 14'0" x 8'11"

Dual aspect windows, enjoying rural views to rear. Wood laminate floor covering.

BEDROOM 2 10'9" x 6'5"

DELUXE SHOWER ROOM

Three piece suite, comprising oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Panelling to shower walls. Splashback tiling to sink. Tiled floor.

EXTERNAL

Communal gardens.
Oil fired central heating boiler (housed).
PVC oil storage tank.
Communal parking.

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.





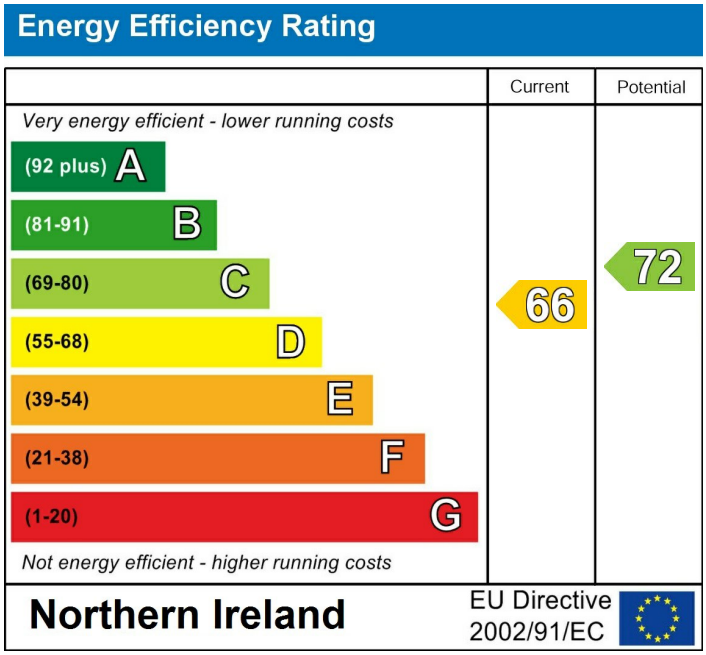
COLIN GRAHAM RESIDENTIAL
...WE SELL HOUSES





Immaculately presented, two bedroom, ground floor, own door apartment, enjoying rural views front and rear, located within the popular Henryville development, Ballynure Road, Ballyclare. The property comprises open plan living / dining / kitchen area, with open fire and modern fitted kitchen, two-well proportioned bedrooms, and deluxe shower room, with three piece suite. Externally, the property enjoys communal gardens and parking. Other attributes include oil fired central heating and PVC double glazing. Ideal first time buy / buy to let investment. 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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