

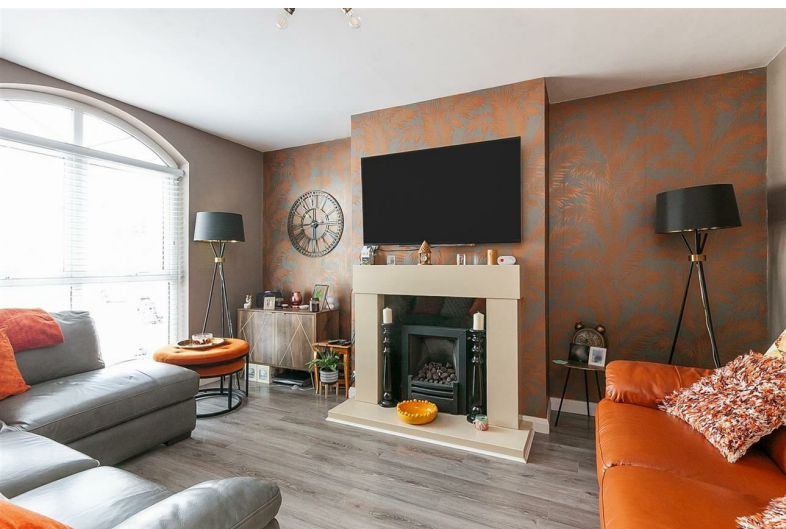


21 Gullivers Lane, Ballynure, BT39 9YQ

- Mid Town House
- Lounge
- Modern Fitted Kitchen
- Bathroom; En Suite Shower Room
- Allocated Parking Space
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Landscaped Rear Garden

Offers Over £139,950

EPC Rating C



21 Gullivers Lane, Ballynure, BT39 9YQ



PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Shared with only 1 other property. Intercom entry system.

PRIVATE ENTRANCE HALL

Stairwell to first floor.

LOUNGE 14'6" x 11'1"

Feature window to front elevation. Gas fire in granite fireplace with contrasting hearth and surround. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 11'5" x 10'11"

Modern fitted high gloss 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 touch screen hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Glass splash back to walls. PVC double glazed door with matching side screen leading to rear garden.

UTILITY ROOM 8'5" x 3'10"

Fitted low level storage units with work surface area. Plumbed for automatic washing machine.

FURNISHED CLOAKROOM

Contemporary white two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to cloakroom with gas fired central heating boiler. Access to roof space.

PRINCIPAL BEDROOM 11'4" x 11'1"

EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising tiled shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled main shower unit. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 10'11" x 9'6"

BATHROOM

Contemporary white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit and curved glass shower screen over bath. Chrome towel radiator. Part tiling to walls. Tiled floor. Fitted shelving.

EXTERNAL

Allocated parking plus communal guest parking to front. Fully enclosed low maintenance landscaped rear garden finished in paving, water feature, raised beds and range of mature plants, trees and shrubbery. Outside tap. External lighting.

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.

Immaculately presented, two bedroom, mid town house property, situated within a small, mews style development within Ballynure village, Ballyclare.

The property comprises entrance hall, lounge, kitchen with informal dining area, modern fitted kitchen, utility room, furnished cloakroom, two well-proportioned double bedrooms, including principal en suite, and separate bathroom, with white three piece suite.

Externally, the property enjoys allocated parking, guest communal parking, and private, fully landscaped, low maintenance, rear garden.

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

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	71	
(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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