



81h Ballyeaston Road, Ballyclare, BT39 9BS

Offers Over £104,950

- Second floor apartment in convenient location
- Lounge/ Dining
- 3 Piece bathroom suite
- Gas fired central heating
- Excellent transport links
- 2 Bedrooms
- Kitchen
- Private residents car parking
- Double glazing

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Situated in a highly popular and convenient location just moments away from Ballyclare Town Centre, 81H Ballyeaston Road offers comfortable living whilst providing easy access to all local shops, amenities and public transport links. The property features a bright lounge, separate kitchen, two well-proportioned bedrooms and a three piece bathroom suite. Additional benefits include gas fired central heating, double glazing and ample parking. This property will be well suited to first-time buyers, downsizers, or investors alike.



Council Tax Band:



ENTRANCE HALL

Ceramic tiled flooring, intercom telephone, built in storage cupboard, roofspace access

LOUNGE

12'8" x 9'5"

Wood effect laminate flooring

KITCHEN

10'4" x 5'9"

Range of high and low level units, round edge worksurfaces, single bowl stainless steel sink unit with mixer tap and drainer, built in fan assisted oven, built in electric hob with concealed overhead extractor fan, canopy, plumbed for washing machine, space for fridge freezer, ceramic tiled flooring, gas boiler (fitted 2024), downlighters

BEDROOM (1)

10'0" x 10'4"

Wood effect laminate flooring, skylight

BEDROOM (2)

10'4" x 9'9"

Wood effect laminate flooring

BATHROOM

3 Piece suite comprising push button W/C, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, thermostatic shower unit, shower screen, part wall tiling, ceramic tiled flooring, extractor fan

OUTSIDE

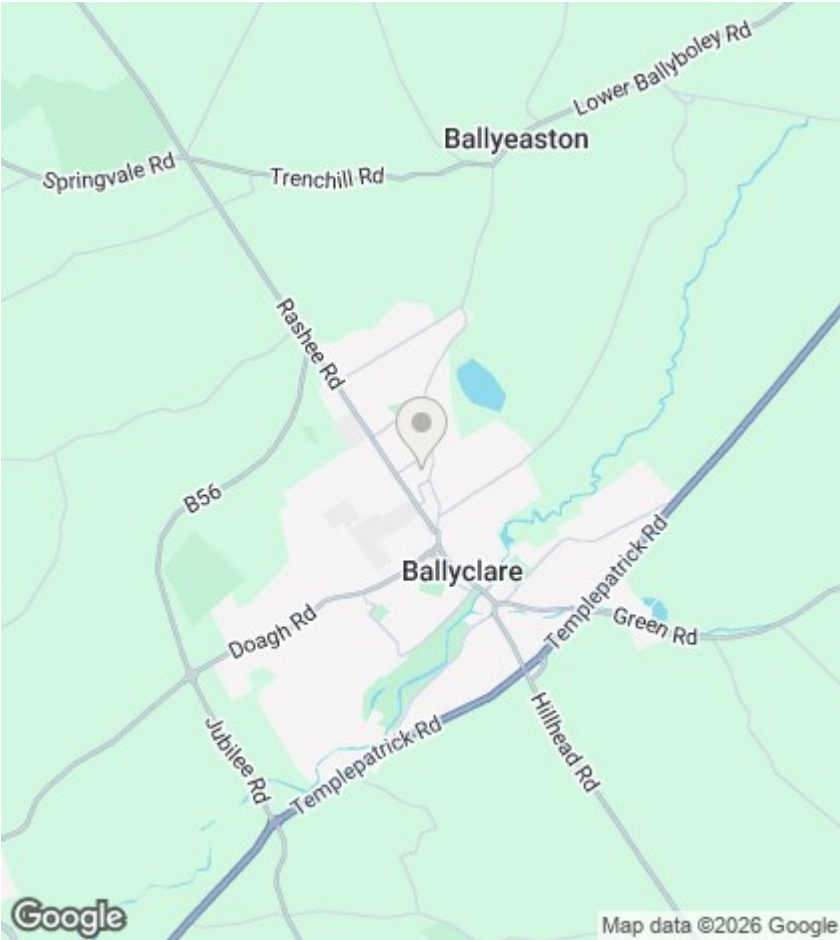
Communal car parking, communal stairwell

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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