

1 Elm Court, Newtownabbey, BT36 5FZ



- Ground Floor Apartment
- Two Well Proportioned Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Bathroom
- Economy 7 Heating
- Highly Popular Convenient Location
- Communal Parking Forecourt
- Communal Gardens To Rear
- Prices To Allow Modernisation



PRICE Offers Over £114,950

Positioned within a highly popular, convenient location, this ground floor apartment is within walking distance to local schools, shops, restaurants and public transport links. Accommodation briefly comprises 2 well proportioned bedrooms, spacious lounge, kitchen and bathroom. Externally the property further benefits from communal parking forecourt to front and gardens to rear.

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12 Church Street
Antrim
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Ballyclare
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Ballyclare
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Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

PVC double glazed front door into:-

WELL PRESENTED ENTRANCE HALL

With laminate flooring. Storage cupboard.

LOUNGE 14'5" x 11'1"

Laminate flooring. Dual window aspect.

KITCHEN 14'5" x 6'2"

Equipped with a range of high and low level gloss black fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with monobloc tap. Space for free standing oven. Overhead extractor fan. Plumbed for washing machine. Shelved hot press cupboard. Tiled floor. Part tiled walls.

BEDROOM 1 11'1" x 11'1"

At widest points.

BEDROOM 2 9'6" x 6'2"

At widest points. Quality laminate flooring.

BATHROOM

Comprising panelled bath with fixed shower screen and electric shower unit over, pedestal wash hand basin and a low flush WC. Tiled floor. Tiled walls. Wood paneled ceiling.

OUTSIDE

Communal parking forecourt to front.

Neat well maintained communal lawn to rear with paved walkways.

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

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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