

11 Camross Park, Newtownabbey, BT37 9BT



- Ground Floor Apartment
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Modern Kitchen
- Bathroom Suite
- Private Enclosed Low Maintenance Garden to Rear
- Private Lawn to Front
- PVC Double Glazing/Gas Fired Central Heating
- Ideal For First Time Buyers/Investors Alike
- Highly Popular Convenient Location

PRICE Offers Over £99,950

Positioned within a quiet, convenient area of Rathcoole. This ground floor apartment will ideally suit a wide range of buyer, particularly those searching for single level living at a realistic price. Enjoying a well planned living layout, this home comprises three well proportioned bedrooms, spacious lounge, kitchen and bathroom suite. Externally the property benefits from a neat well maintained lawn to front, and a private enclosed low maintenance garden to rear. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with leaded inset into spacious well presented entrance hall.

LOUNGE 15'5" x 10'9"

Attractive feature electric fire place. Bow window.

MODERN KITCHEN 8'2" x 7'6"

Equipped with a range of high and low level fitted units in gloss finish with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Space for free standing electric cooker. Space for free standing fridge freezer. Plumbed for washing machine. Storage cupboard.

BEDROOM 1 10'9" x 10'5"

BEDROOM 2 10'9" x 8'10"

Built in wardrobe cupboard.

BEDROOM 3 8'10" x 7'6"

BATHROOM SUITE 7'6" x 4'11"

Comprising panel bath, pedestal wash hand basin and a button flush WC. Tiled walls.

OUTSIDE

Private garden to front, laid in lawn with walkways. Block paved shared driveway accessed via twin gates.

Private enclosed, low maintenance garden to rear with raised flower beds.

Shed for storage.

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

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.