

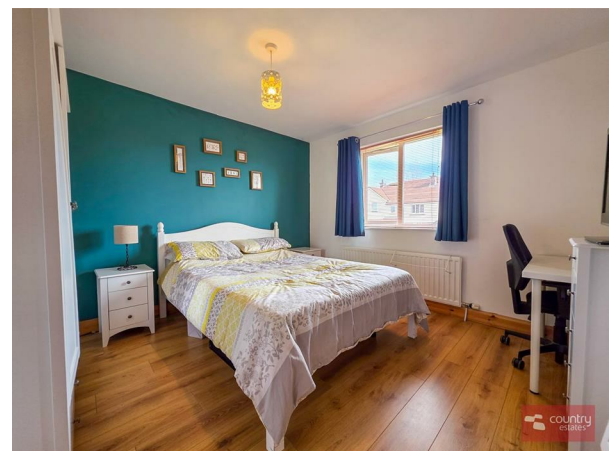
## 15 Courthall Mews, Newtownabbey, BT36 5GX



- First Floor Apartment with Private Entrance
- Two Well Proportioned Bedrooms
- Spacious Lounge with Juliet Balcony
- Contemporary Fitted Kitchen
- Modern White Bathroom Suite
- Master with Ensuite Shower Room
- Communal Parking Forecourt
- PVC Double Glazed/Gas Fired Central Heating
- Excellent Opportunity for First Time Buyers
- Highly Popular Convenient Location

**PRICE Offers Over £119,950**

Beautifully presented throughout this first floor apartment is ideally located in a popular convenient location, just off Ballyclare Road, Glengormley. Within close proximity to shops and public transport. Enjoying a well planned living layout with spacious lounge, contemporary fitted kitchen, two well proportioned bedrooms, modern bathroom suite and master bedroom with ensuite shower room. Ideally suited to first time buyers and investors alike. An early viewing is highly recommended.



**>Sales >New Homes >Commercial >Rentals >Mortgages**

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

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

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

## ACCOMMODATION

### ENTRANCE

Composite front door into well presented entrance hall. Stairs up to landing.

Access to floored roof space.

### LOUNGE

13'9" x 11'9" (4.2 x 3.6)

Quality laminate flooring. PVC Double glazed sliding doors to Juliet Balcony.

### CONTEMPORARY FITTED KITCHEN

13'5" x 11'1" (4.1 x 3.4)

Equipped with a comprehensive range of high and low level fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Boasting a range of integrated appliances to include; oven, separate four ring gas hob, overhead extractor fan housed in stainless steel canopy, fridge freezer, dishwasher, and plumbed for washer/dryer. Tiled floor. Part tiled walls. Velux window

### BEDROOM 1

15'5" x 11'1" at max (4.7 x 3.4 at max)

Built in three bay wardrobes. Quality laminate flooring.

### MODERN ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with monobloc tap and tiled splashback. And a button flush WC. Tiled floor. Recessed Downlighting.

### BEDROOM 2

11'5" x 11'1" (3.5 x 3.4)


Quality laminate flooring.

### WHITE BATHROOM SUITE

Comprising panel bath with hand shower attachment, pedestal wash hand basin with monobloc tap and tiled splash back, and a button flush WC. Tiled floor.

### OUTSIDE

Hard landscape garden to front. Communal parking forecourt.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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



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.