

## 12 Main Street, Ballynure, BT39 9TU



- Attractive Townhouse
- Two Bedrooms
- 1+ Reception
- Modern Bathroom
- Popular Village Location
- Modern Kitchen / Dining
- Oil Fired Heating / PVC Double Glazing
- Excellent First Time / Investment Opportunity
- Well Presented Throughout
- Private Courtyard Style Garden



**PRICE Offers Over £109,950**

*Positioned in a popular village location this well maintained townhouse is an excellent purchase for first time buyers and Investors alike. With two bedrooms, spacious lounge, modern kitchen and family bathroom an early viewing is recommended to avoid disappointment.*

**>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

### GROUND FLOOR

PVC double glazed front door into:-

#### HALLWAY

Entrance hall with tiled floor

#### LOUNGE

15'5" x 13'1" (4.70m x 3.99m)

Cast iron wood burning stove on slate hearth. Dual window aspect.

#### KITCHEN / DINING

18'8" x 10'2" (5.69m x 3.10m )

Approximately. Fitted with a range of high and low level modern units with contrasting work surfaces. Inlaid single drainer stainless steel sink with mixer tap. Integrated oven with four ring hob and overhead extractor fan housed in stainless steel canopy. Part tiled walls. Plumbed for dishwasher. Tiled Floor. Furnished cloakroom with button flush w.c and pedestal wash hand basin. Tiled floor. PVC double glazed door to private courtyard.

### FIRST FLOOR

#### BEDROOM 1

11'9" x 13'4" (3.58m x 4.06m)

Dual window aspect. Large walk in wardrobe.

#### BEDROOM 2

11'3" x 13'4" (3.43m x 4.06m )

Dual window aspect.

#### MODERN BATHROOM

Comprising pedestal wash hand basin with monobloc tap, button flush w.c and quarter rounded shower cubicle with electric shower unit. Fully tiled walls and tiled floor.

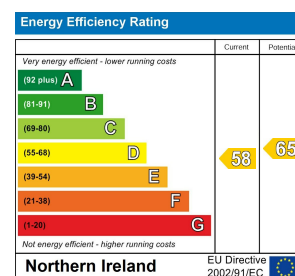
#### OUTSIDE

Private enclosed courtyard styled garden to rear. Fully paved and screened by perimeter fence.

#### STORE

17.6" x 8.8" (5.18m.1.83m x 2.44m.2.44m)

Approximately. Plumbed for washing machine with power and light.



### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**



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.

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