



14E Ballyalton Park, Newtownabbey, BT37 0ET

- First Floor Maisonette Style Apt.
- Lounge
- Fully Tiled Bathroom; White Suite
- Communal Garden/Service Area To Rear
- Well Presented Throughout
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Convenient Location
- Ideal First Time Buy/Buy To Let

Offers Over £79,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Glass panelled, hardwood front door. Glass panelled door leading to:

LOUNGE 13'9" x 13'5" (wps)

Picture window to front elevation. Glass panelled door leading to:

KITCHEN WITH INFORMAL DINING AREA 13'5" x 13'5" (at widest points)

Modern fitted kitchen with range of high and low level storage units, with contrasting, granite effect, melamine worksurface. Stainless steel unit with draining bay. Integrated ceramic hob, with extractor hood over. Integrated oven. Plumbed and space for washing machine. Splash back tiling to walls.



REAR HALL

Tiled floor. Access to cloakroom storage.

UTILITY STORE 7'5" x 4'5"

Gas fired central heating boiler and access to roof space.

BEDROOM 1 10'5" x 10'4" (wps)

Built in wardrobe.

BEDROOM 2 10'9" x 8'6"

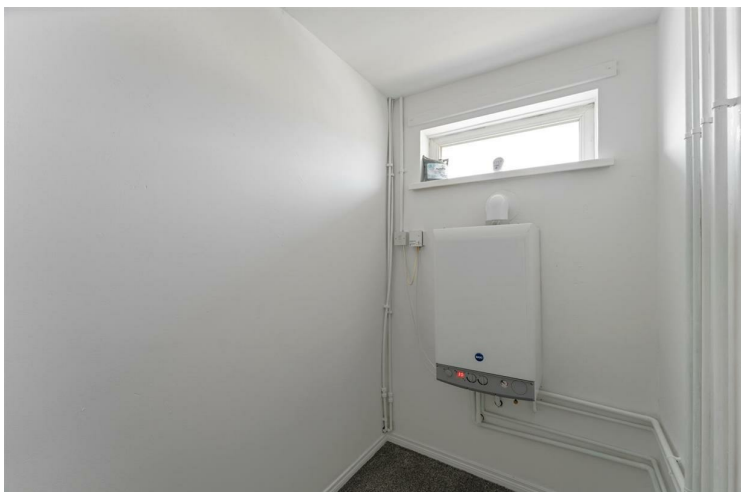
View over green towards Cave Hill.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower and glass shower screen over bath.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Well presented, two bedroom, first floor, maisonette style apartment, situated off the Jordanstown Road, Newtownabbey.

The property comprises private entrance hall, lounge, kitchen with informal dining area, two well-proportioned bedrooms, and fully tiled bathroom, with white three piece suite.

Externally, the property enjoys a communal paved garden/service area to rear.

Other attributes include gas heating, PVC double glazing, and convenient location.

Ideal first time buy/buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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