

12 Abercorn Square, Ballyclare, BT39 9FJ



- Modern Top Floor Apartment
- 2 Bedrooms
- Recently Installed Open Plan Contemporary Kitchen
- Recently Installed 3 Piece Bathroom
- Balcony With Views Over Local Park
- Roofspace
- PVC Double Glazing
- Private Parking
- Storage Shed
- Recently Installed Combi Gas Boiler (Sept 2024)



PRICE Offers Over £110,000

This beautifully presented and spacious top-floor apartment offers modern living in a highly sought-after area. The property features two generously sized bedrooms, one of which includes built-in storage for added convenience. The heart of the home is a bright and airy open-plan kitchen and living area, complete with a breakfast bar and a newly installed, contemporary kitchen and a recently installed 3 piece modern bathroom. The property benefits from a well-maintained communal car park with ample parking spaces. Ideally located within walking distance of Ballyclare town centre, the apartment provides easy access to local shops, schools, and the nearby park. 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

ACCOMODATION

Hardwood front door into:-

ENTRANCE HALL

Storage cupboard. Loft access with power and light. Laminate floor extending through too lounge and bedroom 2.

OPEN PLAN RECENTLY INSTALLED KITCHEN / LIVING 17'6 x 12'8

Equipped with a comprehensive range of high and low level gloss units with contrasting wood effect work surfaces. Stainless steel single drainer sink unit with mixer tap. Range of integrated appliances including fridge/freezer, washer/dryer, wine fridge, electric oven and electric 4 ring hob with glass splash back and overhead stainless steel extractor fan. Breakfast bar style return with built in storage cabinets. Recessed spot lights. Double glazed patio doors onto balcony over looking the Six Mile Park.

BEDROOM 1 10'4 x 10'1

Grey oak effect lamiate flooring. Recessed spotlights.

BEDROOM 2 10'4 x 9

Built in wall to wall slide robes. Recessed spotlights.


RECENTLY INSTALLED MODERN BATHROOM

Comprising vanity unit with storage drawers and mixer tap, electric light up mirror overhead, push button w.c, fully enclosed quarter rounded shower unit with fitted glass shower screen and thermostatically controlled drench style shower overhead with hand attachment. Feature waterproof wall panelling. Matching tall boy storage unit. Recessed spotlights. Waterproof floor tiles.

OUTSIDE

Communal car park with private parking space and visitor spaces.

Outdoor storage shed.

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.



The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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