

41 Fairview Farm Road, Ballyclare, BT39 9LB



- Modern First Floor Apartment
- Two Bedrooms
- Open Plan Kitchen/ Living/ Dining Layout
- Luxury Shaker Kitchen
- Deluxe Modern Bathroom
- PVC Double Glazing
- Gas Central Heating
- Private Communal Garden To Rear
- Allocated Parking
- Popular Development in Convenient Location

PRICE Offers Over £115,000

Beautifully presented first floor apartment positioned within the established Fairview Farm Road Development, Ballyclare. Perfect for the first time buyer, buy to let investor or someone looking to downsize. Internally the property enjoys a well planned layout comprising two bedrooms, open plan luxury kitchen with living / dining layout and deluxe modern bathroom. Externally the property benefits from allocated parking and a private communal garden. Early viewing 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

COMMUNAL ENTRANCE

Into hallway. Stairs to first floor landing.

Front door into:-

HALLWAY

OPEN PLAN LOUNGE/ KITCHEN/ DINING LAYOUT 16'6" x 16'8"

Equipped with a comprehensive range of high low level shaker style fitted units with contrasting work services. A host of integrated appliances including oven, 4 ring hob, overhead extractor fan housed in stainless steel canopy, fridge freezer and washer/ dryer. Complementary wall tiling and part tiled floor. Dual window aspect.

MODERN DELUXE BATHROOM

Comprising button flush w.c, semi pedestal wash hand basin with mono block tap and panelled bath with fixed shower screen and shower attachment. Tiled floor. Complementary wall tiling.

BEDROOM 1 10'9" x 10'8"

BEDROOM 2 10'9" x 7'7"

OUTSIDE

Allocated parking to front.

Residents private communal garden to rear screened by perimeter fence.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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.



You Talk. We Listen.

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.

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