

# 93 Fairview Farm Road, Ballyclare, BT39 9LB



- **First Floor Apartment**
- **2 Bedrooms**
- **Open Plan Living/ Kitchen/ Dining Area**
- **Modern Shaker Style Fitted Kitchen**
- **White Bathroom Suite**
- **Perfect For The First Time Buyer**
- **PVC Double Glazed Windows/ Gas Heating**
- **Parking Forecourt To Front**
- **Communal Garden To Rear**
- **Popular Convenient Modern Development**

**PRICE Offers Over £129,950**

*Positioned within a highly popular modern Mews style development. This contemporary styled first floor apartment will suit both first time buyers and investors alike. Boasting a well planned living layout incorporating an open plan shaker kitchen with living dining aspect, modern white bathroom suite and gas heating. The property further benefits from its own private entrance and a shared communal rear garden. An early viewing is advised.*

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**Antrim**  
12 Church Street  
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**Ballyclare**  
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Ballyclare  
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Tel: (028) 9334 0726

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

## ACCOMMODATION

Front door into:-

### HALLWAY

Front door into entrance stairs to first floor.

### OPEN PLAN LIVING/ KITCHEN/ DINING AREA 21'3" x 14'3"

At max. Dual window aspect. Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work surfaces. A host of integrated appliances including oven with 4 ring hob. Overhead extractor fan housed in stainless steel chimney. Fridge Freezer, Washer/ dryer. Single drainer sink unit with swan neck mixer tap. Part tiled walls. Part tiled floor. Large storage cupboard. Dual window aspect in Living area.

### MODERN WHITE BATHROOM SUITE

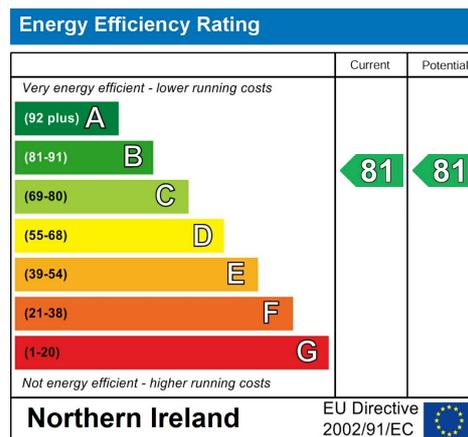
Comprising panelled bath with fixed shower screen and shower attachment, button flush w.c. and semi pedestal wash hand basin with mono block tap and tiled splashback. Tiled floor. Part tiled walls.

### BEDROOM 1 11'7" x 9'7"

### BEDROOM 2 9'4" x 7'6"

### OUTSIDE

Communal garden and residents and visitors parking forecourt.



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



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