

# 4 Edenmore Terrace, Ballyclare, BT39 0QJ



- **Mid Townhouse**
- **2 Bedrooms**
- **1+ Reception**
- **Excellent First Time Buy**
- **Popular Village Location**
- **Mostly PVC Double Glazed Windows**
- **Oil Fired Central Heating (New Boiler July 2025)**
- **Modern Shaker Kitchen**
- **Large Private Enclosed Garden**

**PRICE Offers Over £109,950**

*Positioned within a popular village location this well maintained two bedroom townhouse is a perfect purchase for first time buyers and investors alike. Realistically priced an early viewing is advised.*

**> 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

Front door into:-

### ENTRANCE HALL

### OPEN PLAN LOUNGE/ DINING AREA 20'4" x 9'8"

Inglenook style fireplace inset cast iron stove on slate hearth.

Open plan through to:-

### SNUG 5'9" X 8'0"

Suitable for home office. Under stair storage cupboard

### MODERN SHAKER STYLE KITCHEN 10'6" x 11'6"

Equipped with a range of high and low level shaker style fitted units in beach effect finish and contrasting work Services. Inlaid colour-coded single drainer sink unit with Swan neck mixer top. Space for freestanding cooker overhead extractor fan housed in stainless steel chimney with glass hood. Twin glass display cabinets. Plumbed for washing machine. Complimentary wall tiling. External PVC double glazed door to rear.

## FIRST FLOOR

### BEDROOM 1 12'9" x 10'3"

At max. Beech effect laminate strip flooring.

### BEDROOM 2 9'8" x 6'6"

Beech effect laminate strip flooring. Access to roof space via fold away steps. Perfect storage facility.

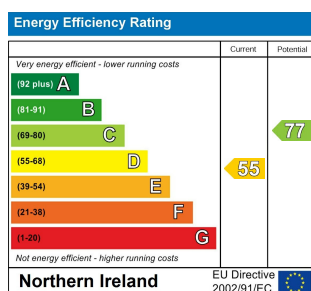
### WHITE BATHROOM SUITE

Comprising pedestal wash and basin with tiled splashback, button flush w.c and panelled bath with fixed shower screen and electric shower unit. Part tiled walls.

## OUTSIDE

Private parking forecourt to front .

Large enclosed garden to rear screened by perimeter fence with paved area.



### 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.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.