



## 31a Ballycorr Road, Ballyclare, BT39 9DD

Offers Over £99,950

- First floor apartment in highly regarded area
- Modern fitted kitchen to:
- White bathroom suite
- Double glazing in uPVC frames
- Garden area to the rear
- 2 Spacious bedrooms
- Lounge open plan to dining room
- Oil fired central heating (new boiler installed December 2025)
- Own door with spacious hallway

# 31a Ballycorr Road, Ballyclare BT39 9DD

This well-presented first floor apartment offers spacious and comfortable living in a convenient location close to the heart of Ballyclare. Accessed via its own private front door, the property provides a welcoming sense of independence and privacy. Inside, the apartment boasts two generously sized bedrooms, ideal for couples, small families, or those seeking additional home office space. The bright and spacious accommodation is thoughtfully laid out to maximise comfort and practicality throughout. To the rear, there is a small private garden area, perfect for enjoying outdoor seating, container gardening, or low-maintenance outdoor space. Situated within close proximity to Ballyclare Town, residents can benefit from easy access to a wide range of local shops, cafés, amenities, and transport links. This attractive apartment presents an excellent opportunity for first-time buyers, downsizers, or investors alike seeking a well-located and versatile home.



Council Tax Band: Northern Ireland



## **Reception Hall**

Ceramic tiled flooring

## **First Floor**

Stairs

## **Lounge**

Laminate wood flooring

## **Kitchen**

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, stainless steel sink unit with mixer tap and vegetable sink, built in hob, built in fan assisted oven, extractor fan, plumbed for washing machine or dishwasher

## **Bedroom (1)**

## **Bedroom (2)**

## **Bathroom**

White bathroom, low flush W/C, pedestal wash hand basin, panelled bath, glazed shower unit with electric shower, tiling, ceramic tiled flooring, extractor fan, downlighters,

## **Outside**

Boiler house/ store with oil fired boiler, plumbed for washing machine garden area, water tap, paved patio area, uPVC oil storage tank, car parking space

Please note under current legislation we must advise you the owner of this property is related to a director at McMillan McClure.

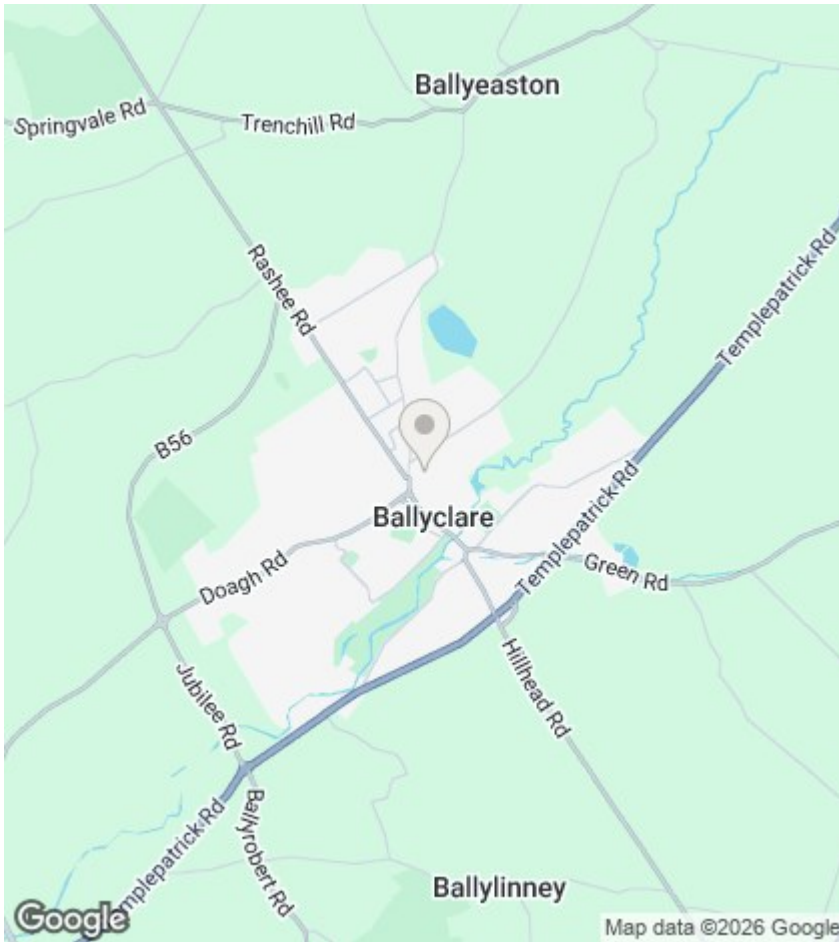
## **Disclaimer/ Additional information**

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## First Floor

