

4 The Flats, Ballyclare, BT39 9HR



- **First Floor Apartment**
- **Two Bedrooms**
- **One Reception**
- **PVC Double Glazed Windows**
- **Oil Fired Central Heating**
- **Private Enclosed Rear Garden**
- **Popular Convenient Central Location**
- **Modern Shaker Fitted Kitchen**
- **Shower Room**

PRICE Offers Around £89,950

Centrally located within walking distance to town Centre and all local amenities. This well maintained first floor apartment will interest both first-time buyers and investors alike. With PVC double glazing oil fired heating and a modern shaker kitchen 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

OPEN COVERED ENTRANCE PORCH

PVC double glazed with double glazed side screens into:-

ENTRANCE HALL

Feature half panelled painted wall.

Stairs to:-

SPACIOUS LANDING AREA

Access to roof space. Perfect storage facility.

LOUNGE 12'6" x 11'7"

Attractive tiled fireplace with tiled hearth. Full height picture style window. Shelved storage cupboard.

MODERN SHAKER FITTED KITCHEN 13'62 x 9'6"

At widest points. Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting marble effect work surfaces. Single drainer stainless steel sink unit. Space for freestanding cooker. Part tiled walls. Plumbed for washing machine. Wall mounted breakfast bar. Dual window aspect.

SHOWER ROOM

Comprising pedestal wash hand basin, low flush w.c and open fully tiled adapted shower enclosure. Half tiled walls.


BEDROOM 1 11'9" x 9'8"

BEDROOM 2 9'8" x 9'7"

Approximately. Built in wardrobe.

OUTSIDE

Path to front door and side leading to private enclosed garden to rear. Oil tank and oil boiler.

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.



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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