



## 6a Gullivers Lane, Ballynure, Ballyclare, BT39 9YQ

- Own Door First Floor Apartment
- Open Plan Kitchen / Living / Dining
- Deluxe Bathroom With Three Piece Suite
- Communal Parking
- Village Setting; Convenient Location
- Two Bedrooms; Principal En Suite
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Communal Gardens
- Ideal First Time Buy / Buy To Let Investment

Offers Over £99,950

EPC Rating





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### PRIVATE ENTRANCE HALL

Hardwood front door. Wood laminate floor covering. Access to roof space. Built in store with gas fired central heating boiler and light.

#### OPEN PLAN LIVING / KITCHEN / DINING

##### 23'7" x 17'10" (wps)

Modern fitted kitchen with range of high and low level storage units finished in high gloss and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen induction hob with stainless steel, pyramid style extractor canopy over. Integrated oven and fridge freezer. Plumbed for automatic washing machine. Wood laminate floor covering throughout. Dual aspect windows. Gas fire in polished granite fireplace with contrasting hearth and surround.



### **PRINCIPAL BEDROOM 14'9" x 12'0"**

Twin windows to front elevation.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit. Splash back tiling to wash hand basin. Tiled floor with matching skirting. Chrome towel radiator.

### **BEDROOM 2 11'1" x 9'8"**

Twin windows to front elevation.

### **DELUXE BATHROOM**

Contemporary, white three piece suite comprising 'P-shaped' panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled shower unit and glass shower screen over bath. Splash back tiling to wash hand basin and bath. Tiled floor with matching skirting. Chrome towel radiator.

### **EXTERNAL**

Communal gardens.

Communal parking.

Walking distance to shops.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



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 William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.  
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*Immaculately presented, own door, spacious two bedroom first floor apartment located within the popular Gullivers Lane development, situated off Main Street, Ballynure, within walking distance to shops and local amenities. The property comprises private entrance hall, open plan living / kitchen / dining, modern fitted kitchen, two well proportioned bedrooms, to include principal with en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys communal parking and communal gardens. Other attributes include gas fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.*



**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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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