

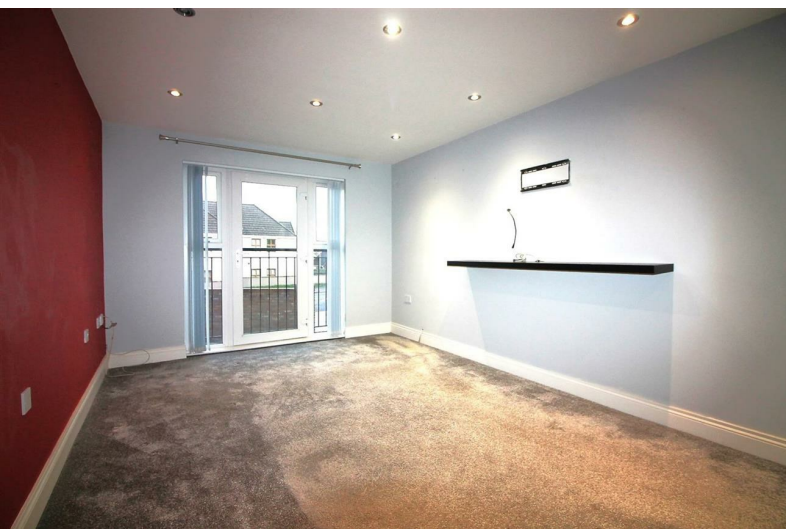


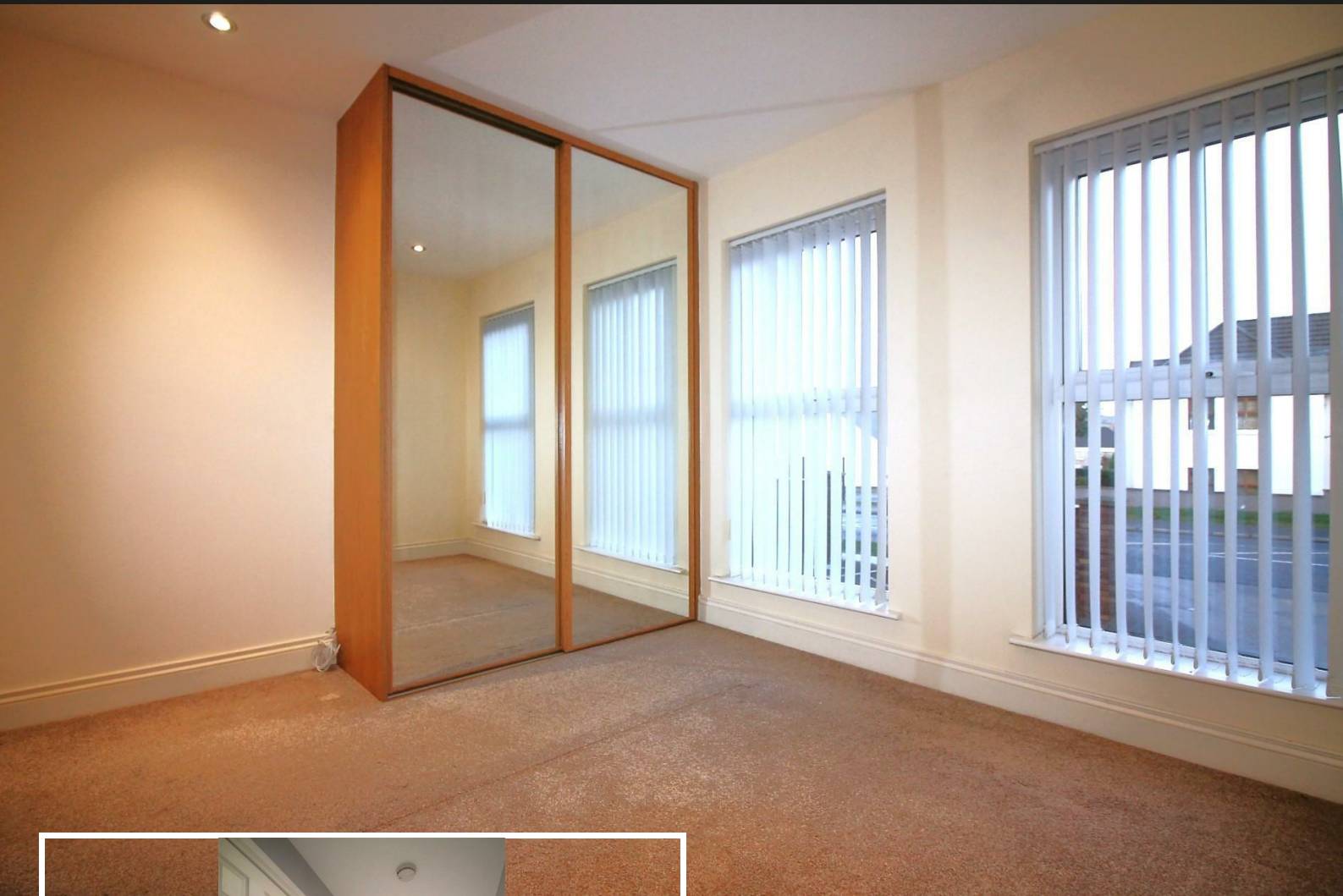
1 Connor Court, 304 Ballyclare Road, Newtownabbey, BT36 4SP

- Ground Floor Apartment
- Lounge; Juliet Style Balcony
- Deluxe Bathroom With Four Piece Suite
- Gated Parking To Rear; Guest Parking To Front
- Convenient Location
- Two Bedrooms. Principal With En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Communal Gardens
- Ideal First Time Buy / Buy To let Investment

Offers Over £124,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite double glazed front door with PVC double glazed side screens. Intercom entry system. Tiled floor. Stairwell to first floor. Access to gated car park to rear.

#### PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to twin stores. Intercom entry handset.

#### LOUNGE 18'10" x 10'8" (wps)

PVC doubled glazed French door leading to Juliet style balcony.





## **KITCHEN WITH INFORMAL DINING AREA 10'8" x 10'1"**

Modern fitted high gloss kitchen with range of high and low level storage units and contrasting wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit with matching draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor.

## **PRINCIPAL BEDROOM 15'8" x 11'2" (wps)**

Fitted wardrobes in mirror panelled sliding doors.

## **EN SUITE SHOWER ROOM**

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower. Splash back tiling to sink. Tiled floor.

## **BEDROOM 2 11'1" x 10'1" m**

## **DELUXE BATHROOM**

White four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to walls. Tiled floor.

## **EXTERNAL**

Gated parking via electric operated gates, with overflow parking to front.

Communal gardens to rear.

## **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.



**CRAWFORD  
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William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

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For property we do not own, we do not have a say in the mortgage.

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*Immaculately presented, two bedroom, ground floor apartment with gated parking via electric operated gates, located within the select Connor Court development, Ballyclare Road, Newtownabbey. The property comprises communal entrance hall, private entrance hall, lounge with Juliet style balcony, separate modern fitted kitchen with informal dining area, two well proportioned bedrooms, to include principal bedroom with en suite shower room and fitted wardrobe, and deluxe bathroom with white four piece suite. Externally the property enjoys communal gardens and gated parking to rear. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy or buy to let investment. Early viewing strongly 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>	<b>70</b>	<b>72</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		

**Northern Ireland**

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 are 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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