

3 The Brooks, Ballyclare, BT39 0NW



- **Modern First Floor Apartment**
- **Open Plan Living/ Dining Area**
- **Luxury Fitted Kitchen With Range Of Integrated Appliances**
- **Two Well Proportioned Bedrooms**
- **Contemporary Three Piece White Bathroom Suite**
- **PVC Double Glazed Windows / Oil Fired Central Heating**
- **Enjoying Delightful Countryside Views**
- **Communal Off Street Parking/ Private Entrance**
- **Communal Gardens To Front And Side**
- **Popular Location Within Select Residential Development**

PRICE Offers Around £109,950

Well presented first floor apartment within a popular development on the outskirts of Burnside Village. The property has been finished to a modern specification throughout and enjoys the benefit of high ceiling and large arched windows letting in tons of natural light. Viewing is highly recommended for this impressive property!

> 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

ACOMMODATION

ENTRANCE

Glass panelled hardwood front door with multi point locking system.

ENTRANCE HALL

Access to roof space.

OPEN PLAN KITCHEN/ LIVING/ DINING AREA 23'0" x 11'0"

Contemporary fitted kitchen equipped with range of high and low level units in gloss grey finish with contrasting woodblock work surfaces. Inlaid one and half bowl stainless steel sink unit with mixer tap and drying tray. Inlaid ceramic 4 ring hob with electric under oven and pyramid style stainless steel extractor unit. Range of integrated appliances to include fridge freezer, washing machine and tumble dryer. Complementary wall tiling. Recessed under unit lighting. Ceramic tiled floor.

BEDROOM 1 11'10" x 9'10"

Built in 'high gloss' wardrobes.

BEDROOM 2 8'10" x 7'7"


MODERN BATHROOM

Contemporary 3 piece white suite comprising panelled bath with mixer tap and overhead shower head. Low flush w.c. and pedestal wash hand basin with mixer tap and splashback tiling. Ceramic tiled floor. Matching accessories. Towel cupboard.

Outside

First floor apartment in block of two within select development just outside Burnside Village, enjoying delightful views over surrounding countryside.

Spacious car parking area to front. Surrounding communal kept gardens. Outside light. PVC oil tank. Oil fired central heating boiler.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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.



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.