

47 Sixmile Manor, Ballyclare, BT39 9US



- Modern Ground Floor Apartment
- 2 Bedrooms
- Open Plan Kitchen/ Living/ Dining Aspect
- Modern Shaker Fitted Kitchen
- Bedroom With Deluxe En Suite Shower Room
- Deluxe 3 Piece Bathroom Suite
- Gas Fired Central Heating/PVC Double Glazing
- Communal Parking Forecourt To Rear
- Popular Convenient Location

PRICE Offers Over £99,950

Positioned within the highly popular Sixmile Manor development, close to Memorial Park, Sixmile Leisure Centre and Town centre. This beautifully presented 2 bedroom ground floor apartment enjoys a well planned living layout with an open plan living/kitchen/dining aspect, deluxe ensuite shower room and modern bathroom suite. This home is perfect for first time buyers or the purchaser looking for one level living. An early viewing is highly recommended.

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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

ENTRANCE

Hardwood front door into spacious well presented entrance hall. Herringbone effect Laminate strip flooring.

KITCHEN/ LOUNGE/ DINING AREA

19'1" x 10'4" (5.82m x 3.15m)

Fitted shaker style kitchen, equipped with a comprehensive range of high and low level fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven and four ring electric hob with overhead extractor fan housed in a stainless steel canopy. Plumbed for washing machine. Space for free standing tumble dryer. Space for free standing Fridge Freezer. Part tiled walls. Herringbone effect laminate flooring extending into lounge.

BATHROOM

Modern bathroom suite comprising button flush WC, Pedestal wash hand basin with mixer taps and tiled splashback. Ceramic floor tiling and part tiled walls. Feature wood panelling.

BEDROOM 1

16'7" x 12'0" (5.05m x 3.66m)

(At widest points). Herringbone effect laminate strip flooring. Presently used as Dressing Room.

MASTER BEDROOM 2

15'9" x 8'9" (4.80m x 2.67m)

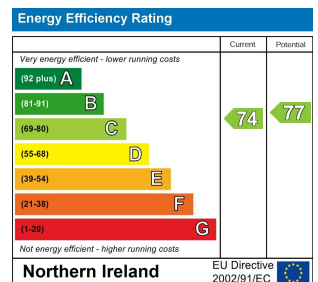
Herringbone effect laminate strip flooring.

MODERN ENSUITE SHOWER ROOM

Comprising button flush WC. Pedestal wash hand basin with mixer taps and tiled splashback. Recently installed fully PVC panelled quadrant shower cubicle with thermostatically controlled drench style shower and hand shower attachment. Ceramic floor tiling. Feature wood panelling.

OUTSIDE

Communal garden and extensive parking forecourt to rear.



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**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

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