



12 Ballycorr Green

Ballyclare, BT39 9ZU

Offers over £145,000



Nest Estate Agents are delighted to bring to market this beautifully presented townhouse, which has been finished to a high specification by the current owners.

Internally the property benefits from a modern shaker style kitchen with a casual dining area, a spacious lounge, three bedrooms - master with ensuite and a family bathroom suite.

Externally the property has a rear enclosed garden which is has paving and decking. To the front of the property is a driveway.

This property will suit a wide range of buyers from investors to first time purchaser. We anticipate that their will be strong demand for this property and early inspection is strongly advised.

ENTRANCE HALL 14'11" x 6'1" (4.27m'3.35m" x 1.83m'0.30m")

Hardwood front door with feature glass insert. Laminate wood effect flooring. Under stairs storage.

STORAGE 2'6" x 3'10" (0.61m'1.83m" x 0.91m'3.05m")

LOUNGE 11' x 14'11" (3.35m' x 4.27m'3.35m")

Feature electric fire. Laminate wood effect flooring.

KITCHEN WITH DINING AREA 17'7" x 9'9" (5.18m'2.13m" x 2.74m'2.74m")

Newly fitted kitchen with a range of high and low level units. Formica contrasting worktops. Matt black 1.5 sink unit with mixer taps and drainer. Chimney cooker hood - black glass. Electric oven and grill. Electric four ring hob. Integrated fridge freezer. Integrated dishwasher. Laminate wood effect herringbone floor. Patio doors leading to rear garden.

BEDROOM 1 15'4" x 11'6" (4.57m'1.22m" x 3.35m'1.83m")

Laminate wood effect flooring.

ENSUITE 5'10" x 5' (1.52m'3.05m" x 1.52m')

White suite comprising low flush w.c. Vanity style wash hand basin with mixer taps. Enclosed mains shower with rainfall shower head and hand held shower. Black heated towel rail. Tiled walls. Tiled floor. Recessed spotlights.

LANDING 6'9" x 6'2" (1.83m'2.74m" x 1.83m'0.61m")

STORAGE 2'8" x 3' (0.61m'2.44m" x 0.91m')

BEDROOM 2 13'6" x 9'10' (3.96m'1.83m" x 2.74m'3.05m')

BEDROOM 3 9'10" x 8' (2.74m'3.05m" x 2.44m')

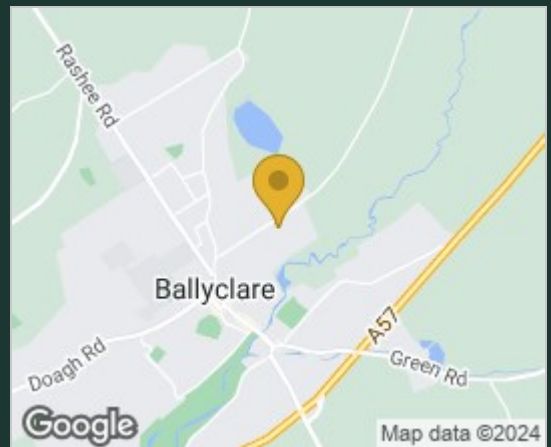
OUTSIDE

Rear enclosed garden with paving and decking area. Outside tap. Outside light.

Parking to front of property.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.