



45 Highgrove, Dans Road, Ballymena BT42 2NA

Offers in the region of £230,000



Luxury first floor apartment of circa 1,300 sq ft.

One of only six luxury apartments located in the exclusive Highgrove development on the corner of Dans Road/Sourhill Road, this spacious first floor apartment enjoys a prominent position, with views to the front over Tullygarley Bridge, while still enjoying an excellent degree of privacy.

Completed to a high standard in 2021, this stunning apartment offers modern, easily managed living accommodation in a sought after location. Access to the property is via a dedicated front door, with ample communal car parking available to the rear of the apartment.

Apartments of this size and quality are incredibly rare in the Ballymena area and interest is likely to be strong from the outset, therefore early viewing is recommended in order to avoid disappointment.

Property Features

- Luxury first floor apartment
- Spacious living accommodation of circa 1,300 sq ft
- Dedicated front door and entrance hall, with stair access to the first floor landing
- Living room enjoying views over Tullygarley Bridge
- Contemporary fitted kitchen with matching centre island
- Two well proportioned bedrooms, master with ensuite
- Family bathroom, fitted with a contemporary suite
- Mains gas heating system
- High energy efficiency rating of B (84)
- Located within easy walking distance of Galgorm Golf Course



Accommodation (Dimensions and Areas are approximate)

Entrance Hall 11'1" x 3'9" (3.4 x 1.15)

PVC front door.

Tiled floor and staircase to first floor. Stair lift.



Landing

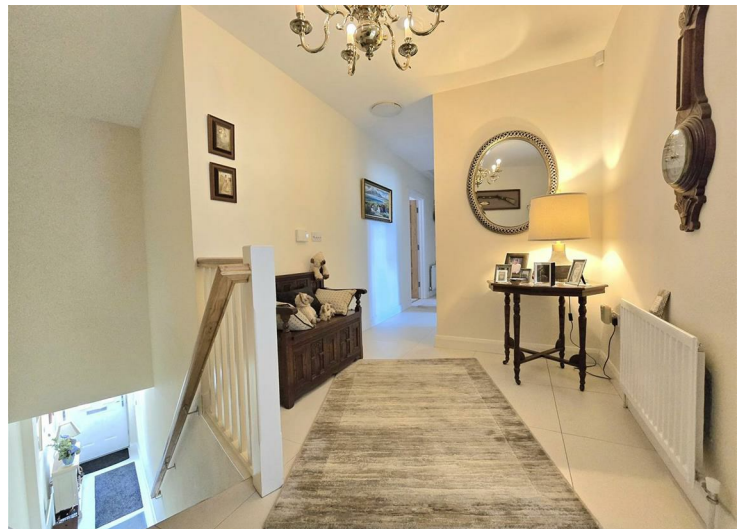
Walk in storage cupboard.

Tiled floor.

Loft access hatch.

Living/Dining Room 17'1" x 14'6" plus 10'0" x 5'10" (5.23 x 4.42 plus 3.05 x 1.8)

Wood effect tile flooring.



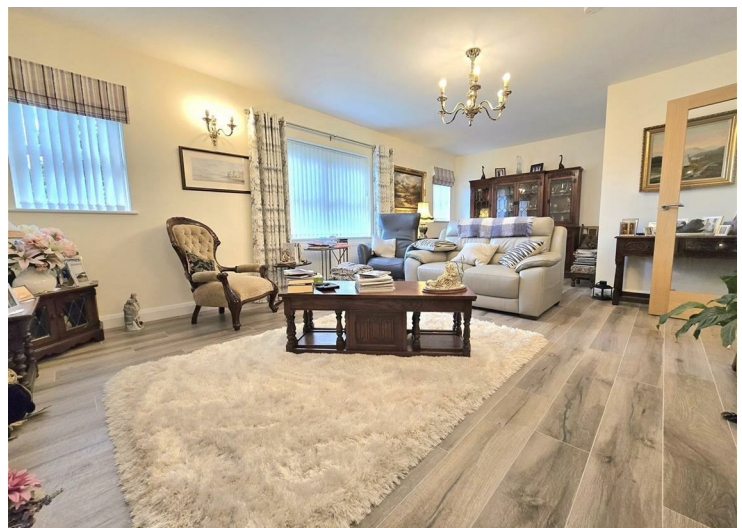
Kitchen 18'7" x 14'6" (max) (5.67 x 4.42 (max))

Fitted with a range of contemporary shaker style eye and low level units. Granite work surfaces with matching upstands. Under lighting. Fitted with an integrated eye level oven and microwave. Integrated fridge/freezer. Hob with a glass/stainless steel extractor hood over. Matching centre island with integrated dishwasher and low level storage. Tiled floor. Recessed ceiling lighting.

Master Bedroom 15'1" x 14'9" (max) (4.6 x 4.5 (max))

Built in wardrobe.

Ensuite shower room off.



Ensuite 13'10" x 3'10" (4.24 x 1.17)

Fitted with a contemporary suite, including a large shower cubicle, LFWC and floating wash hand basin vanity unit with led mirror over. Heated towel rail.

Tiled floor to ceiling.

Recessed ceiling lighting.

Bedroom 2 13'11" x 12'0" (max) (4.26 x 3.67 (max))

Fitted mirrored sliding wardrobes.

Wood effect tile flooring.

Bathroom 9'10" x 11'1" (max) (3.0 x 3.39 (max))

Fitting with a contemporary suite, including a bath with shower over, wash hand basin vanity unit with led mirror over and a LFWC. Tiled floor to ceiling.

Heated towel rail.

Built in airing cupboard. Recessed ceiling lighting.

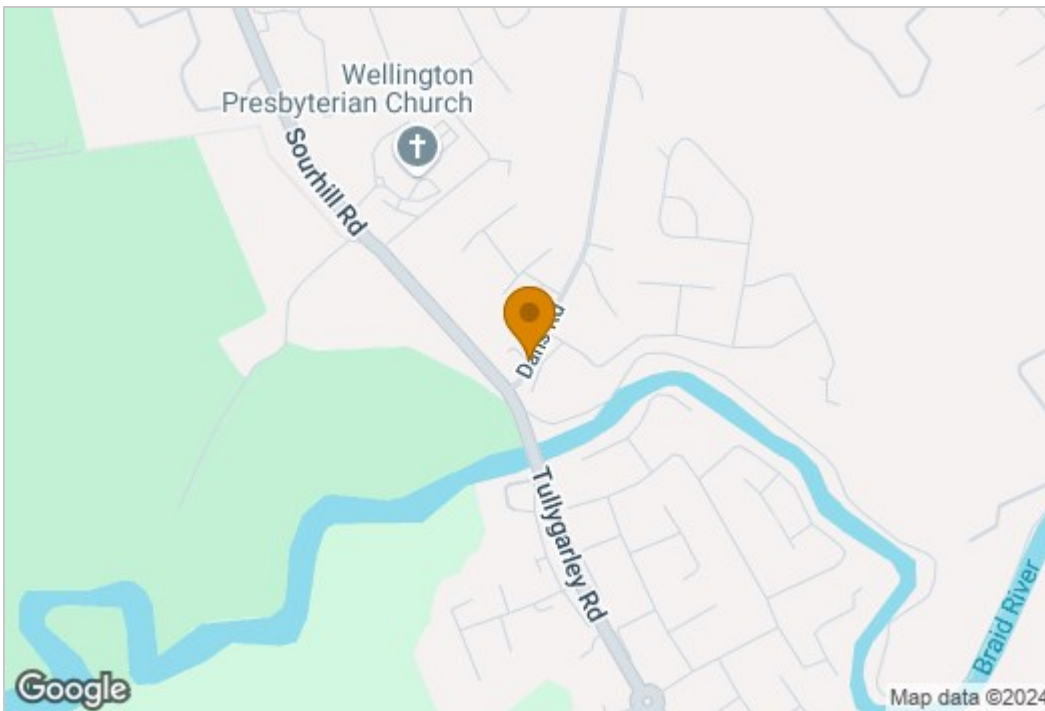
Outside

The property enjoys use of the communal grounds of the apartments, which includes ample car parking space. The service charge includes the maintenance and upkeep of the grounds. (Management Fee Currently £237 per quarter).





Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

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