

1E WEST STREET BALLYCARRY BT38 9HS



First floor apartment

One bedroom

19' x 16' lounge, open plan to kitchen area

Kitchen boasts shaker style high and low level units

Built in oven, hob and extractor

White bathroom suite incorporating P-style bath

Gas heating system

Double glazed windows in upvc frames

Security entry system & residents car park with allocated space

Views from lounge extending past Islandmagee to Scotland

Well presented throughout

Ideal as a first time buy or investment property

Village location

Viewing essential

Offers Around £83,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 80 | 81 |
| (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 | |

Entrance hall

Storage cupboard, laminate wood flooring, doors to

Inner hall

Radiator, laminate wood flooring



Living area

18'9" reducing to 13'6" x 16'11"

Double glazed window to front and side aspect, radiator, laminate wood flooring



Kitchen area

Double glazed window to side aspect, range of shaker style high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, built in oven and four ring ceramic hob with stainless steel extractor fan over, plumbed for washing machine



Bedroom one

13'5" x 9'9"

Double glazed window to side aspect, radiator



Bathroom

White suite comprising low flush Wc, pedestal sink and P-style enclosed bath with mains shower attachment over, pvc panelled walls, radiator



Outside

At the rear there is a communal car park



Views

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.

REF: 18093549

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.



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