



## 19 GULLIVERS LANE

Ballynure BT39 9YQ

- Immaculately Presented Townhouse
- Two Bedrooms - Master Ensuite
- Lounge With Feature Fireplace
- Fitted Kitchen With Space For Appliances
- Separate Utility / Downstairs WC
- White Family Bathroom
- PVC Double Glazing / Gas
- Allocated Parking / Garden To Rear

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

**Offers Over £139,950**

# 19 Gullivers Lane

, Ballynure, BT39 9YQ



## ACCOMMODATION COMPRISES

### COMMUNAL ENTRANCE HALL

Intercom system, tiled floor.

### ENTRANCE HALL

Herringbone effect flooring, stairs to first floor.

### LOUNGE

14'9" x 11'2" (4.50m" x 3.40m")

Feature fireplace with gas fire, tiled inset and hearth, herringbone effect flooring.

### KITCHEN

11'5" x 10'10" (3.48m" x 3.30m")

Range of high and low level units, formica worktop, stainless steel basin 1/2 sink unit, stainless steel oven, hob, extractor fan, integrated fridge / freezer, partly tiled walls, tiled floor, pvc double glazed back door.

### UTILITY ROOM

8'5" x 3'10" (2.57m" x 1.17m")

Low level units, formica worktop, plumbed for washing machine, tiled floor.

### FURNISHED CLOAKROOM

Semi pedestal wash hand basin, low flush W/C, tiled floor.

### FIRST FLOOR

#### LANDING

Access to roofspace.

#### BEDROOM 1

11'4" x 11'0" (3.45m" x 3.35m")

Wood laminate flooring

#### ENSUITE

Luxury white suite comprising semi pedestal wash hand basin, enclosed cistern wc, enclosed shower cubicle with

thermostatically controlled shower, partly tiled walls, tiled floor, chrome heated towel rail.

#### BEDROOM 2

10'11" x 9'5" (3.33m" x 2.87m")

#### BATHROOM

White 3-piece suite comprising semi pedestal wash hand basin, low flush wc, panelled bath with shower screen, shower above, chrome radiator, shelved cupboard with gas boiler.

#### OUTSIDE

Allocated parking to front with additional communal visitor parking available.

Enclosed garden to rear in lawn with patio area.



## Directions



# Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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