



19 Gullivers Lane Main Street, Ballynure, BT39 9YQ

**Offers Over
£139,950**

We are delighted to offer for sale this beautifully presented mid-townhouse located in the popular Gulliver's Lane Development in the heart of Ballynure Village.

Internally the accommodation comprises; communal entrance hall with tiled floor and intercom entry system, private entrance hall via your own front door, lounge with herringbone effect flooring, fitted kitchen with integrated appliances and a separate utility room leading to a furnished cloakroom.

Upstairs there are two well-appointed bedrooms, master with a recently remodelled ensuite and a separate family bathroom with white suite.

Other benefits include gas heating and pvc double glazing.

Outside there is allocated parking to the front with additional visitor parking and a fully enclosed garden to rear in lawn with paved patio area.

Ballynure Village is conveniently located close to the A8, allowing ease of access for those commuting to either Belfast City Centre or Larne, whilst

Early viewing recommended!!

19 Gullivers Lane

Main Street, Ballynure, BT39 9YQ



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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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