



4 Courthall House Ballyclare Road, Newtownabbey, BT36 5GP

- Own Door, First Floor Apartment
- Lounge
- Bathroom; White Suite
- PVC Double Glazing
- Communal Garden
- Two Bedrooms
- Separate Kitchen With Dining Area
- Gas Heating
- Communal Parking
- Conveniently Located

Offers Over £94,950

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

PRIVATE ENTRANCE HALL

Hardwood, glass panelled front door with intercom entry system. Wood laminate floor covering. Stairwell to first floor.

LANDING / HALL

Wood laminate floor covering. Access to walk-in, shelved store.

LOUNGE 12'9" x 11'1"

Wood laminate floor covering. Intercom entry handset.



KITCHEN WITH INFORMAL DINING AREA 13'3" x 9'5" (wps)

Modern fitted kitchen with range of high and low level storage units, with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Space and plumbed for washing machine. Splashback tiling to walls. Tiled floor.

BEDROOM 1 12'0" x 9'10" (plus recess)

Wood laminate floor covering.

BEDROOM 2 11'0" x 8'4" (wps)

Wood laminate floor covering.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Panelled walls and glass shower screen over bath. Splashback tiling to sink. Tiled floor.

EXTERNAL

Communal parking.

Communal garden.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





Immaculately presented, own door, first floor apartment, situated within the conveniently positioned Courthall House development, Ballyclare Road, Newtownabbey, within walking distance to shops and local amenities of Glengormley village.

The property comprises private entrance hall and first floor landing, lounge, separate kitchen with informal dining area, two-well proportioned bedrooms, and bathroom with white three piece suite.

Externally, the property enjoys communal parking and communal garden, finished mainly in lawn.

Other attributes include gas fired central heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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