

9 Greenburn River Mews, Ballyclare, BT39 9AG



- Contemporary Three Storey Home
- 2 Bedrooms
- Open Plan Living/ Kitchen / Dining Area
- Recently Installed Modern Fitted Kitchen
- Integral Double Garage
- First Floor Balcony Area
- Modern Deluxe Family Bathroom
- Modern Furnished Cloakroom
- PVC Double Glazed Windows/ Gas Heating
- Excellent Investment Opportunity

PRICE Offers Over £129,950

Perfectly centrally positioned just off the Ballynure Road and Main Street in Ballyclare within a private mews style development. This contemporary styled three storey property will ideally suit the buyer searching for a modern home with a well planned living layout at a realistic price. The accomodation briefly comprises 2 bedrooms, open plan living / kitchen / dining space with a recently installed modern kitchen, large balcony with open aspect and deluxe bathroom. On the ground floor there is a superb integral double garage seldom found in properties at this price range. This superb property is ideal for First time buyers or downsizers so an early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

Front door into entrance hall. Wide staircase leading to:-

FIRST FLOOR

FIRST FLOOR LANDING

FURNISHED MODERN CLOAKROOM

Recently installed. Comprising modern vanity unit in gloss white finish with monobloc tap and splashback and low flush w.c. Feature glass door into:-

OPEN PLAN LOUNGE/ KITCHEN/ DINING AREA 18'10" x 13'7"

At max. Dual window aspect. Feature glass block wall screening. Recently installed deluxe modern kitchen equipped with a range of high and low level fitted units in gloss white with contrasting work surfaces. Single drainer stainless steel sink unit. Integrated oven with four ring hob. Concealed overhead extractor fan. Feature glass door into:-

FRONT HALLWAY

PVC door to balcony area. Stairs to:-

SECOND FLOOR

SPACIOUS GALLERY STYLE LANDING

BEDROOM 2 13'2" x 7'6"

Velux window. Fitted with a range of modern wardrobes in gloss finish and mirrored centre.

BEDROOM 1 11'6" x 9'2"

Dual window aspect. Fitted with a bespoke range of wall to wall wardrobes in gloss finish.

DELUXE MODERN WHITE BATHROOM

Comprising button flush w.c, modern vanity unit in grey gloss and monobloc tap and panelled bath with fixed shower screen and shower attachment.

OUTSIDE

INTEGRAL DOUBLE GARAGE 17'9" x 16'3"

With understairs storage cupboard. Plumbed for washing machine.

External staircase leading to first floor balcony.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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