

# 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?

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