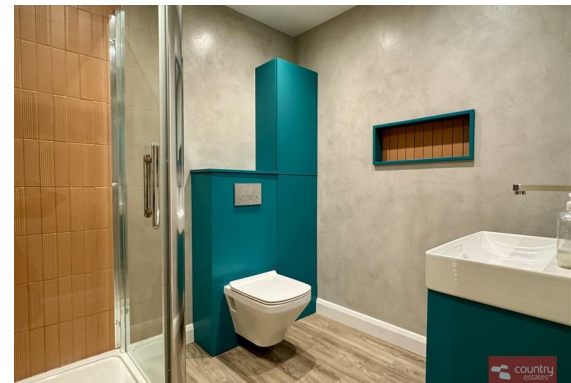


8 Upper Gateside Grove, Ballyclare, BT39 9WN



- Modern First Floor Apartment
- 2 Bedrooms
- Contemporary Open Plan Kitchen/ Living Layout
- Deluxe Shaker Kitchen With Integrated Appliances
- Luxurious Modern Shower Room
- Gas Central Heating
- PVC Double Glazed Windows
- Private Enclosed Garden
- Excellent First Time Buy / Investment Opportunity

PRICE Offers Over £119,950

Positioned on a prime private site within a popular modern development. This stylish first floor apartment offers an excellent opportunity for someone to purchase a home with a high internal specification at a realistic price. The accommodation briefly comprises 2 bedrooms, open plan living/ kitchen/ dining layout incorporating a shaker style kitchen with integrated appliances and a high-end luxury shower room. Externally the property enjoys an open aspect and a private enclosed garden to rear. 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

PVC double glazed front door into:-

ENTRANCE HALL

Stairs to first floor.

WELL PRESENTED HALLWAY

Quality laminate flooring.

OPEN PLAN LIVING/ KITCHEN/ DINING 21'6" x 15'0"

At max.

DELUXE SHAKER KITCHEN

Equipped with a range of high and low level shaker style fitted units with contrasting work surfaces and upstands. Inlaid single drainer stainless steel sink unit with swan neck tap. Integrated appliances including oven with 4 ring gas hob and overhead extractor fan housed in stainless steel canopy, fridge/ freezer and dishwasher.

Living Area With quality laminate flooring. Fixed television stand with integrated storage bays. Views over Green and development.

LUXURY MODERN SHOWER ROOM

Comprising wall push w.c, floating modern vanity units with wall mounted monobloc tap and large fully tiled shower enclosure with Drench style shower and hand shower attachment.

BEDROOM 1 10'6" x 10'3"

BEDROOM 2 10'6" x 10'0"

Fitted modern open wardrobe with box shelving and hanging space.

STORAGE/ UTILITY CUPBOARD

Plumbed for washing machine. Gas boiler.

OUTSIDE

Private enclosed garden to rear screened by perimeter fence. Stoned for easy maintenance.

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	

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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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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PRS Property Redress Scheme