

## 5 The Courtyard, Ballyclare, BT39 9YH



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Modern Gloss fitted Kitchen with Dining Area
- PVC Double Glazed Conservatory
- Highly Regarded Mews Style Development
- Popular Village Location
- Modern Deluxe Family Bathroom
- PVC Double Glazed Windows
- Oil Fired Central Heating

**PRICE Offers Over £149,950**

*Positioned within a select mews style development just of the castle road in Ballynure. Number 5 The Courtyard is an excellent purchase for a first time buyer who is searching for a home in a popular location at a realistic price. The accommodation briefly comprises lounge, modern gloss fitted kitchen, double glazed conservatory and deluxe family bathroom. Viewing by appointment.*

**> 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

## ACCOMODATION

### GROUND FLOOR

Composite front door into:-

#### ENTRANCE HALL

Access to under stair storage. Decorative wall panelling extending to spacious gallery style landing.

#### LOUNGE 14'0" x 11'5"

Tiled fireplace with hearth and open fire. Laminate plank flooring. Recessed spot lights.

#### OPEN PLAN KITCHEN DINING ROOM 18'0" x 11'0"

Equipped with a comprehensive range of high and low level units finished in cream gloss with contrasting wood effect work surfaces and tiled splash back. Inlaid double drainer stainless steel sink unit with swan neck mixer tap. Integrated appliances including electric oven, 4 ring gas hob and extractor fan housed in stainless steel canopy. Space for freestanding washing machine, dishwasher and fridge/freezer. Tiled floor. Double glazed patio doors leading to:-



#### CONSERVATORY 11'5" x 9'10"

Laminate plank floor. Double glazed windows through out. Double glazed patio doors leading to private enclosed rear garden.



### FIRST FLOOR

#### LANDING

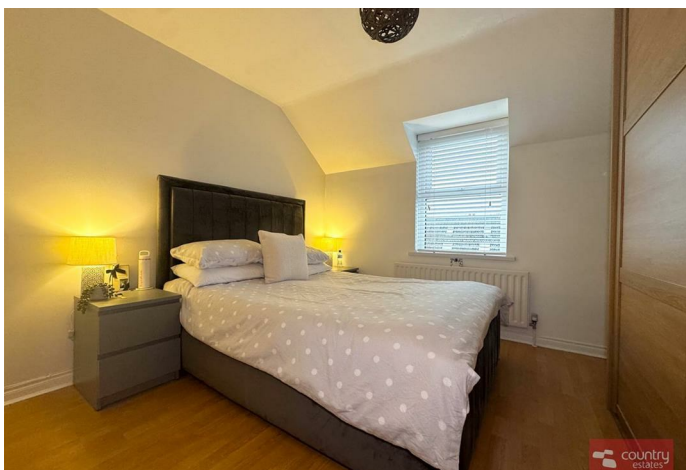
Gallery style landing. Access to roof space and hot press.

#### BEDROOM 1 11'4" x 10'7"

Laminate strip flooring. Built in fitted sliderobes.

## **BEDROOM 2 11'0" x 8'4"**

At widest points. Velux window.



## **BEDROOM 3 9'3" x 7'8"**

Velux window.

## **MODERN 3 PIECE BATHROOM**

Comprising push button w.c, floating high gloss vanity unit with mixer tap, bath with mixer tap and 'Triton' electric shower overhead with fitted glass shower screen. Heated towel rail. Partially tiled walls. Tiled floor.



## **OUTSIDE**


Situated at the rear of a small Courtyard Development.

Brick paved communal entrance and parking area.

Neat front garden laid in lawn.

Private enclosed garden to rear screened by mature hedgerow / trees. Private paved patio area.

Outside light.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	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.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

