



4 BALLYCORR GREEN, BALLYCLARE, BT39 9ZU

We are delighted to offer the opportunity to purchase this attractive and deceptively spacious first floor apartment, located within an ever popular residential development in close proximity to main commuter networks, local amenities and public transport routes. This beautifully presented property benefits from two generous double bedrooms both with ensuites, deluxe main bathroom and a spacious lounge with feature fireplace open plan to a contemporary fitted kitchen with space for informal dining. With the dwelling further boasting beautifully landscaped communal gardens, gas fired central heating and off street communal parking, we recommend internal viewing so one can fully appreciate the extent of this exquisite property. EPC Rating: C76 / C77



FEATURES

- Attractive And Spacious First Floor Apartment Located In An Ever Popular Residential Development
- In Close Proximity To Local Amenities, Public Transport Routes And Main Commuter Networks
- Two Generous Double Bedrooms Both With Ensuites
- Spacious Lounge Open Plan To A Contemporary Fitted Kitchen With Space For Informal Dining
- Beautifully Landscaped Communal Gardens
- Double Glazed Windows / Gas Fired Central Heating

GROUND FLOOR

ENTRANCE HALL:

Front entrance door with intercom phone entry system for communal front door. BT point, fuse box, thermostat and single radiator.

LOUNGE OPEN PLAN TO KITCHEN WITH SPACE FOR INFORMAL DINING:

6.73m x 5.11m (22' 1" x 16' 9")

Spacious lounge encompassing wall hung contemporary gas fireplace and PVC double glazed feature circular window. Recessed spotlights, TV & BT points. Open plan to contemporary walnut shaker style units incorporating chrome 'T-bar' handles and contrasting laminate work surfaces. 1 ½ bowl ceramic sink and drainer unit with mixer tap. Integrated fridge freezer, dishwasher and washing machine. Built in electric oven with four ring gas hob and stainless steel pyramid style extractor canopy above. Tile effect lino floor covering and part tiled walls. Gas boiler housed within high level unit. Recessed spotlights. Space for informal dining.

BEDROOM 1:

6.20m x 3.70m (20' 4" x 12' 2" at widest points)

Spacious double bedroom encompassing PVC double glazed window to front. Recess for wardrobe. Wall mounted TV point and double radiator. BT point.



ENSUITE:

1.92m x 1.78m (6' 4" x 5' 10")

Luxury white three piece suite comprising of push button low flush wc, pedestal wash hand basin with mixer tap and tiled splashback and quadrant shower enclosure incorporating thermostatically controlled shower unit and mermaid board wall panelling within. Chrome towel radiator and wood strip effect lino floor covering. Extractor fan.



BEDROOM 2:

5.11m x 3.65m (16' 9" x 11' 11" at widest points)

Spacious double bedroom encompassing PVC double glazed window to rear. Recess for wardrobe. Wall mounted TV point and double radiator.



ENSUITE:

1.93m x 1.72m (6' 4" x 5' 8")

Luxury white three piece suite comprising of push button low flush wc, pedestal wash hand basin with mixer tap and tiled splashback and fully tiled quadrant shower enclosure incorporating thermostatically controlled shower unit within. Chrome towel radiator and wood strip effect lino floor covering. Extractor fan.

MAIN BATHROOM

1.78m x 1.66m (5' 10" x 5' 5")

Deluxe white two piece suite comprising of push button low flush wc and pedestal wash hand basin with mixer tap and tiled splashback. Wood strip effect lino floor covering. Chrome towel radiator and extractor fan.

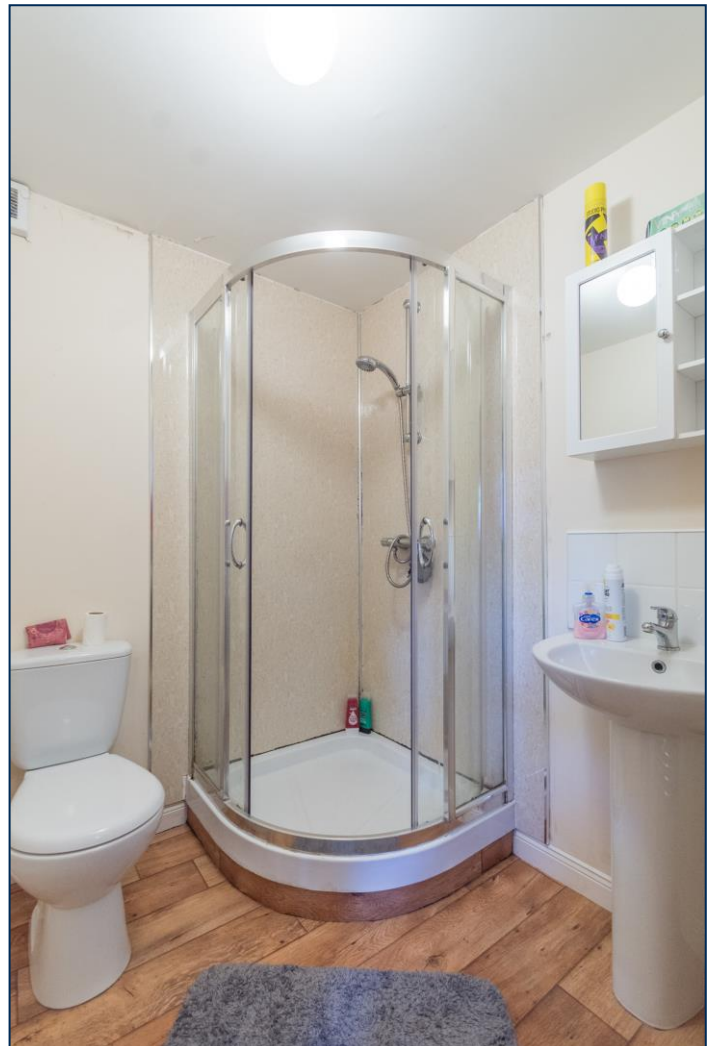


EXTERNAL FEATURES:

- Beautifully Landscaped Communal Gardens Laid In Neat Lawn And Complemented By Paved Service Path
- Raised Feature Shrubbery With An Array Of Plants
- Dedicated Car Parking Space With Additional Visitor Spaces
- PVC Rainwater Goods.

RATES PAYABLE 2016 / 2017: £644.81pa

Personal Interest - Within the meaning of the Estate Agents Act 1979, the seller of this property is an employee of Philip Tweedie & Company



Whilst we endeavour to make our sale / letting details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to take the accommodation, please contact our offices and we will be pleased to verify the information to you.

All prices and rentals quoted are exclusive of VAT (if applicable).

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