



20a Charles Drive, Ballyclare, BT39 9BX

- Maisonette Style Ground Floor Apartment
- Open Plan Living / Kitchen / Dining
- Deluxe Bathroom With Three Piece Suite
- Parking Area
- Convenient Location
- Two Bedrooms; Principal With En Suite
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Low Maintenance Communal Areas
- Ideal First Time Buy / Buy To Let Investment

Offers Over £89,950

EPC Rating





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Access to store.

OPEN PLAN LIVING / KITCHEN / DINING

17'11" x 16'6" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting marble effect melamine work surface. Stainless steel sink with draining bay. Integrated touch screen ceramic hob with glass splash back and stainless steel extractor hood over. Integrated oven, fridge freezer and washing machine. Upstands to walls to match work surface. Gas fired central heating boiler (housed within matching unit). Tiled floor. Dual aspect windows.

PRINCIPAL BEDROOM 11'6" x 9'10"



DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash and basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splash back tiling to sink. Tiled floor.

BEDROOM 2 10'5" x 9'10"

DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass shower screen over bath. Wall tiling to bath and sink areas. Chrome towel radiator. Tiled floor.

EXTERNAL

Communal areas finished in decorative stone and paving. Parking area.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



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 William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.
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Immaculately presented, two bedroom, maisonette style ground floor apartment, situated within the conveniently located Charles Drive area of Rashee Road, Ballyclare, within close proximity to local amenities, shops, public transport routes and main commuter networks. The property comprises entrance hall, open plan living/kitchen/dining with modern fitted kitchen, two well proportioned bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys parking area and communal areas finished in decorative stone and paving. Other attributes include gas fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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