



20b Charles Drive, Ballyclare, BT39 9BX

- Maisonette Style First 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; Juliet Style Balcony
- Gas Heating; PVC Double Glazing
- Low Maintenance Communal Areas
- Ideal First Time Buy / Buy To Let Investment

Offers Over £89,950

EPC Rating



20b Charles Drive, Ballyclare, BT39 9BX



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor landing area.

FIRST FLOOR

LANDING

Tiled floor. Access to store.



OPEN PLAN LIVING / KITCHEN / DINING 22'5" x 17'3" (wps)

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

PRINCIPAL BEDROOM 11'7" x 9'10"

DELUXE EN SUITE SHOWER ROOM

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

BEDROOM 2 10'5" x 9'9"

DELUXE BATHROOM

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

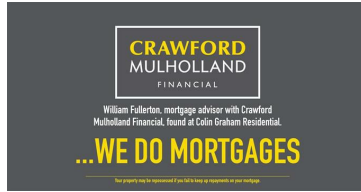
EXTERNAL

Communal areas finished in paving and decorative stone. 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.





Immaculately presented, two bedroom, maisonette style first 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 with stairwell leading to first floor landing, open plan living/kitchen/dining with modern fitted kitchen and PVC double glazed French door leading to Juliet style balcony, 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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards



WE ARE MACMILLAN.
CANCER SUPPORT