



6 Sawyer Hill
Ballyclare, BT39 9WA



Offers over £114,950



Located in the heart of Ballyclare, Apartment 6 Sawyer Hill is a stylish and well-appointed third-floor residence offering modern living in a highly convenient setting. With an excellent range of local shops, cafés, parks and everyday amenities all within easy walking distance, the property is perfectly suited to those seeking both comfort and accessibility. Public transport links are readily available, providing straightforward connections to Belfast City Centre and surrounding towns.

Internally, the apartment is finished to a modern standard throughout and offers bright, well-proportioned accommodation. The layout comprises two spacious bedrooms, including a principal bedroom with ensuite, a contemporary main bathroom, and a generous open-plan kitchen, dining and living area—ideal for both relaxing and entertaining.

Further benefits include allocated parking and a low-maintenance lifestyle, making this an attractive option for first-time buyers, downsizers, or investors alike. Combining convenience, style, and practicality, Apartment 6 Sawyer Hill presents an excellent opportunity to secure a quality home in a central and sought-after location.

HALLWAY 5 x 10'10 (1.52m x 3.30m)

Hardwood front door. Access to storage. Access to roofspace.

STORAGE 4'2 x 2'11 (1.27m x 0.89m)

FITTED KITCHEN / LOUNGE

Range of high and low level units with contrasting worktops. 1.5 bowl sink unit with drainer and mixer taps. Integrated electric oven and hob. Integrated extractor fan. Integrated fridge freezer. Tiled splashback. Tiled flooring in kitchen area.

BATHROOM 6'9 x 5'8 (2.06m x 1.73m)

White suite comprising paneled bath with mixer taps and overhead shower. Pedestal wash hand basin with mixer taps. Low flush W/C. Tiled flooring. Tiled splashback.

BEDROOM 1 13'4 x 9'11 (4.06m x 3.02m)

ENSUITE 5'2 x 6'10 (1.57m x 2.08m)

White suite comprising fully enclosed shower unit. Pedestal wash hand basin with mixer taps. Low flush W/C. Tiled flooring. Tiled splashback.

BEDROOM 2 12'7 x 9'5 (3.84m x 2.87m)

OUTSIDE

Allocated parking.

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Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	76		78
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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