



FOR SALE



30b Hawthorn Way

Ballyclare, BT39 9EH



Offers over £69,950



A well-presented first floor apartment, 30b Hawthorn Way has just come to market within the ever-popular Ollardale Estate, Ballyclare. Conveniently located within walking distance of local shops and amenities, the property also enjoys a peaceful setting in a quiet cul-de-sac. The accommodation comprises two well-proportioned bedrooms, both benefiting from built-in storage, a spacious lounge, a fitted kitchen and a white bathroom suite. Externally, the apartment is further enhanced by an allocated garden area close by and a designated parking space. An ideal purchase for a first-time buyer or investor seeking a property in a highly convenient and sought-after location.

HALL 3'6 x 5 (1.07m x 1.52m)

Hardwood front door with glazed feature panels. Tiled flooring.

LOUNGE 14'3 x 12'1 (4.34m x 3.68m)

Feature electric fire with tiled inset and matching hearth. Wood surround and mantle. Laminate wood effect flooring.

HALLWAY 6'10 x 2'10 (2.08m x 0.86m)

FITTED KITCHEN 10'3 x 8 (3.12m x 2.44m)

Range of high and low level units with contrasting formica worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Space for washing machine. Space for oven. Integrated stainless steel extractor fan. Space fridge freezer. Laminate wood effect flooring. Tiled splashback.

BEDROOM 1 13'9 x 9'4 (4.19m x 2.84m)

Built in furniture. Access to storage.

STORAGE 2'10 x 1'10 (0.86m x 0.56m)

BEDROOM 2 11'2 x 8'8 (3.40m x 2.64m)

Laminate wood effect flooring.

STORAGE 2'2 x 2 (0.66m x 0.61m)

Access to storage.

BATHROOM 8 x 6'5 (2.44m x 1.96m)

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

OUTSIDE

Allocated garden space. Allocated parking.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	60	(21-38) F	
(1-20) G	69	(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Northern Ireland		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.