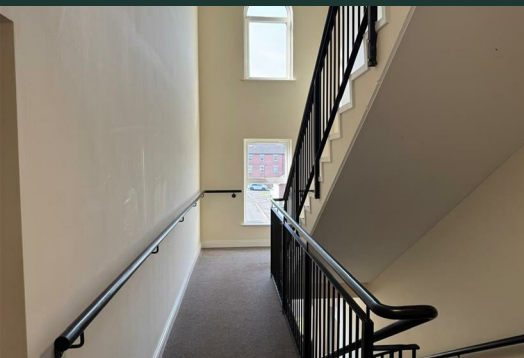




38 Sixmile Manor

Ballyclare, BT39 9US

Offers over £115,000



Welcome to 38 Sixmile Manor, a beautifully maintained two-bedroom first floor apartment ideally positioned in the heart of Ballyclare. Offering convenience, comfort and modern living, this superb home is just a short stroll from the town centre, with an excellent range of local amenities, parks and schools right on your doorstep.

Perfectly suited to first-time buyers, downsizers or investors alike, this property presents a fantastic opportunity to secure a stylish and low-maintenance home in a highly sought-after location. Internally, the apartment boasts two well-proportioned bedrooms, including a principal bedroom with ensuite, a modern fitted kitchen, and a bright lounge featuring French doors that enhance the sense of space and natural light. A contemporary four-piece family bathroom suite completes the accommodation.

With its central location and move-in ready condition, 38 Sixmile Manor is sure to appeal to a wide range of purchasers. Contact Nest Estate Agents today to arrange your viewing.

**HALLWAY** 10'5 x 6'5 (3.18m x 1.96m)  
Laminate wood effect flooring. Access to storage.

**STORAGE** 1'11 x 2'10 (0.58m x 0.86m)

**LIVING ROOM** 15 x 11'2 (4.57m x 3.40m)  
Laminate wood effect flooring. French doors.

**FITTED KITCHEN** 6'5 x 10'1 (1.96m x 3.07m)  
Range of high and low level units with formica worktops. Stainless steel sink unit with drainer and mixer taps. Integrated electric oven. Integrated electric oven. Stainless steel extractor fan. Space for washing machine. Laminate wood effect flooring. Tiled splashback.

**BATHROOM** 7'3 x 7'10 (2.21m x 2.39m)  
White suite comprising paneled corner bath with mixer taps. Enclosed mains shower. Low flush W/C. Tiled flooring. Partially tiled walls.

**BEDROOM 1** 11'8 x 11'8 (3.56m x 3.56m)

**ENSUITE** 3'2 x 7'9 (0.97m x 2.36m)  
White suite comprising electric shower. Low flush W/C. Pedestal hand basin with mixer taps. Partially tiled walls. Tiled flooring.

**BEDROOM 2** 11'8 x 10'8 (3.56m x 3.25m)

**OUTSIDE**  
Allocated parking to the rear.

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	78		82
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 The Square Ballyclare, Co. Antrim, BT39 9BB  
Tel: 02893438090 Email: hello@nestestateagents.com