

FOR SALE

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.

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 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		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.