

FOR SALE

5 Abercorn Court

Ballyclare, BT39 9FE

Offers over £109,950



Spacious First Floor Apartment – Ballyclare

This beautifully maintained first-floor apartment in Ballyclare offers exceptional space and convenience, making it an ideal choice for first-time buyers or those looking to downsize. Featuring two generously sized bedrooms with built-in furniture, a bright and spacious lounge with an electric feature fire, and a large modern kitchen complete with an informal dining area, this home combines comfort and functionality. The sleek white shower room adds a contemporary touch. Residents benefit from a well-maintained communal car park with ample parking. Situated within walking distance of Ballyclare town centre, you'll have easy access to shops, schools, the local park, and library – everything you need right on your doorstep. Early viewing is recommended to appreciate the space and location this property offers.

ENTRANCE HALLWAY

PVC front door with feature glazed inset. Tiled flooring.

Internal hardwood door with glazed inset leading to stairwell.

LANDING 10 x 6'1 (3.05m x 1.85m)

Ladder access to partially floored roofspace.

LIVING ROOM 12'8 x 14'4 (3.86m x 4.37m)

Feature electric fire with ornate wood surround and mantle. Tiled inset and matching hearth.

FITTED KITCHEN 15 x10'10 (4.57m x3.30m)

Range of high and low level units with contrasting solid wood worktops. Stainless steel sink unit with mixer taps. Space for electric oven. Integrated extractor fan. Space for dishwasher. Space for washing machine. Space for tumble dryer. Space for fridge freezer. Tiled flooring. Tiled splashback.

BATHROOM 7'3 x 8'4 (2.21m x 2.54m)

White suite comprising fully enclosed shower unit with mains and electric showers. Low flush W/C. Vanity style wash hand basin with mixer taps. Chrome heated towel rail. Tiled flooring. Tiled walls.

BEDROOM 1 12'8 x 10 (3.86m x 3.05m)

Built in furniture. Access to storage

STORAGE 3'3 x 2'10 (0.99m x 0.86m)

BEDROOM 2 11'8 x 9'1 (3.56m x 2.77m)

Built in wardrobe. Access to storage

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

OUTSIDE

Communal carpark with ample parking.

Rear communal yard.

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