



# SALE AGREED

Apt 16, 70-72 Rashee Road

Ballyclare, BT39 9HT



Apartment 16, 7-72 Rashee Road is an elegantly presented first-floor, two-bedroom apartment set along the highly regarded Rashee Road in Ballyclare. Ideally positioned within walking distance of local shops, amenities and excellent public transport links, the property offers effortless commuting to Belfast while enjoying a quiet residential setting. Internally, the apartment has been beautifully maintained and features a stylish open-plan kitchen and dining area, two generously proportioned bedrooms including a master with contemporary ensuite, and a sleek main bathroom suite. The property has an ample parking, gas fired heating and double glazing throughout. This superb home will appeal to discerning first-time buyers and downsizers alike seeking comfort, convenience and quality.

**HALLWAY** 3'4 x 14'6 (1.02m x 4.42m)  
Hardwood front door. Access to storage.

**STORAGE** 2'9 x 2'1 (0.84m x 0.64m)

**LOUNGE/ KITCHEN** 42'7" x 26'2" x 72'2" x 9'10" (13'8 x 22'3)  
Modern fitted kitchen with a range of high and low level units with contrasting worktops. Integrated fridge freezer. Integrated electric oven. Integrated electric hob. Integrated extractor fan. Space for washing machine. Tiled flooring. Tiled splashback. Recessed spotlights.

**BEDROOM 1** 11'1 x 11'1 (3.38m x 3.38m)

**ENSUITE** 3'1 x 7'9 (0.94m x 2.36m)  
Shower room with white suite and gas powered shower. Low flush W/C. Pedestal wash hand basin. Tiled floor. Tiled splashback.

**BEDROOM 2** 7'3 x 9'9 (2.21m x 2.97m)

**BATHROOM** 6'8 x 9'9 (2.03m x 2.97m)  
White bathroom suite comprising of shower, bath, low flush W/C. Pedestal wash hand basin with mixer taps. Tiled floor and part tiled walls.

**OUTSIDE**  
Ample 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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
Northern Ireland		EU Directive 2002/91/EC	Northern Ireland		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