



## 7 Gullivers Lane

Ballynure, Ballyclare, BT39 9YQ

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Offers over £124,950



Nest Estate Agents are thrilled to bring to market this beautifully presented first floor apartment, in the highly sought after Ballynure Village. Situated in the recently built Gullivers development just off the Main Street in Ballynure this property is within walking distance to local amenities, schools and park.

Ballynure Village is conveniently located close to the A8, allowing ease of access for those commuting to either Belfast City Centre or Larne.

Internally the property has been finished to a high specification and has been well maintained by it's current owners. There are well proportioned bedrooms - master with ensuite, a spacious lounge/ open plan dining space, modern kitchen and a family bathroom.

Externally there is private parking to the front of the property.

This stunning apartment will appeal to a wide range of purchaser and therefore we anticipate there will be strong interest, early inspection is strongly advised.

**ENTRANCE HALL** 20'11" x 4'0" (6.40m x 1.22m)  
uPVC front door. Laminate wood effect flooring. Access to storage. Access to roofspace.

**STORAGE** 2'11" x 2'11" (0.91m x 0.91m)

**FITTED KITCHEN/ LOUNGE** 16'11" x 22'11" (5.18m x 7.01m')  
Modern fitted kitchen with a range of high and low level units. Contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Integrated electric oven/grill. Electric hob. Stainless steel extractor fan. Integrated fridge freezer. Recessed spotlights.

Feature gas fire. Tiled hearth. Contrasting surround, mantle and hearth. Laminate wood effect flooring.

**BEDROOM 1** 10'11" x 14'0" (3.35m x 4.27m)

**ENSUITE** 2'11" x 8'0" (0.91m x 2.44m')  
White suite comprising fully enclosed mains shower. Low flush W.C. Semi pedestal wash hand basin with mixer taps. Heated chrome towel rail. Tiled floor. Tiled splash back. Recessed spotlights.

**BEDROOM 2** 8'11" x 10'11" (2.74m x 3.35m)

**FAMILY BATHROOM** 6'0" x 6'11" (1.83m x 2.13m)  
White suite comprising L shaped paneled bath with mixer taps and over head shower. Glass shower screen. Semi pedestal wash hand basin with mixer taps. Low flush W.C. Tiled flooring. Tiled splashback. Recessed spotlights.

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 Mortgage 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		
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.

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