



FOR SALE

12 Sawyer Hill, Rashee Road

Ballyclare, BT39 9WA

Offers over £119,950



Welcome to 12 Sawyer Hill, a beautifully presented ground floor apartment offering comfort, style, and convenience in equal measure. This attractive two-bedroom home features a bright and spacious open plan lounge and kitchen area, enhanced by a charming bay-fronted window that fills the space with natural light. The property also benefits from a well-appointed family bathroom, a private ensuite, and ample storage throughout.

Externally, residents can enjoy convenient parking, while the development itself is ideally positioned just off the Rashee Road, providing easy access to local amenities and excellent public transport links. Perfectly suited to first-time buyers, investors or those looking to downsize, 12 Sawyer Hill presents a fantastic opportunity to enjoy modern living in a sought-after location.

HALLWAY 4'10 x 10'10 (1.47m x 3.30m)
Solid wood entrance door. Access to storage.

STORAGE 4'3 x 2'3 (1.30m x 0.69m)

LIVING ROOM/ KITCHEN 20'1 x 15'2 (6.12m x 4.62m)
Feature bay fronted window. Range of high and low level units with contrasting worktops. Integrated Logik hob. Integrated Indesit oven. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Integrated stainless extractor fan. Integrated fridge freezer. Space for washing machine. Tiled flooring. Tiled splashback.

BEDROOM 1 9'11 x 13'3 (3.02m x 4.04m)

ENSUITE 5'2 x 6'10 (1.57m x 2.08m)
White suite comprising fully enclosed corner shower unit. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback. Extractor fan.

BEDROOM 2 9'5 x 12'7 (2.87m x 3.84m)

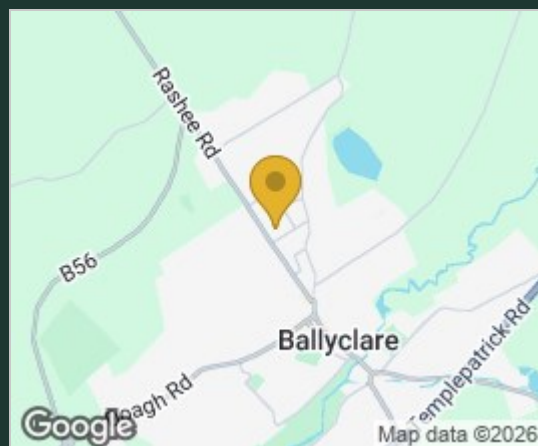
BATHROOM 5'8 x 6'10 (1.73m x 2.08m)
White suite comprising paneled bath with over head shower and mixer taps. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback. Extractor fan.

OUTSIDE

Allocated private 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 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 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.