



# FOR SALE

1 Abercorn Court

Ballyclare, BT39 9FE



Offers over £104,950





Nest Estate Agents are thrilled to bring to market this well maintained ground floor apartment in the heart of Ballyclare town, this property is within walking distance to local amenities, schools and parks.

Internally the property comprises of entrance porch, living room, spacious kitchen, two bedrooms (one with built in storage), family bathroom and shared space to the rear.

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

**PORCH** 3'4 x 3'10 (1.02m x 1.17m)  
Tiled floor.

**LIVINGROOM** 14 x 12'4 (4.27m x 3.76m)  
Wood effect laminate floor. Electric fire. Wooden surround.

**KITCHEN** 10'10 x 15 (3.30m x 4.57m)  
Range of high and low level units with contrasting formica worktops. stainless steel sink unit with mixer tap. Integrated extractor fan. Ceramic tiled floor. Access to rear garden.

**HALLWAY** 10'3 x 6'1 (3.12m x 1.85m)  
Laminate wood effect flooring.

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

**BATHROOM** 7'4 x 8'6 (2.24m x 2.59m)  
White suite comprising free standing bath with chrome mixer tap, enclosed shower unit, low flush w/c. pedestal sink., tiled walls.

**BEDROOM 1** 12'3 x 9'8 (3.73m x 2.95m)

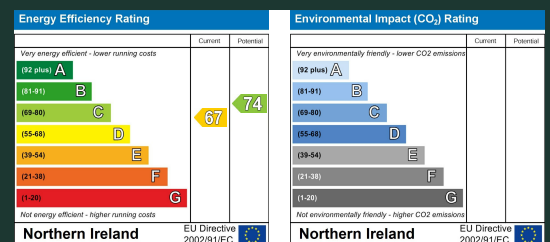
**STORAGE** 7'8 x 3'5 (2.34m x 1.04m)

**BEDROOM 2** 9'1 x 11'9 (2.77m x 3.58m)  
Built in wardrobe.

**OUTSIDE**  
Enclosed shared area finished in tarmac.

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Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



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