



# FOR SALE



30b Hawthorn Way

Ballyclare, BT39 9EH



Offers over £69,950



A well-presented first floor apartment, 30b Hawthorn Way has just come to market within the ever-popular Ollardale Estate, Ballyclare. Conveniently located within walking distance of local shops and amenities, the property also enjoys a peaceful setting in a quiet cul-de-sac. The accommodation comprises two well-proportioned bedrooms, both benefiting from built-in storage, a spacious lounge, a fitted kitchen and a white bathroom suite. Externally, the apartment is further enhanced by an allocated garden area close by and a designated parking space. An ideal purchase for a first-time buyer or investor seeking a property in a highly convenient and sought-after location.

**HALL** 3'6 x 5 (1.07m x 1.52m)

Hardwood front door with glazed feature panels. Tiled flooring.

**LOUNGE** 14'3 x 12'1 (4.34m x 3.68m)

Feature electric fire with tiled inset and matching hearth. Wood surround and mantle. Laminate wood effect flooring.

**HALLWAY** 6'10 x 2'10 (2.08m x 0.86m)

**FITTED KITCHEN** 10'3 x 8 (3.12m x 2.44m)

Range of high and low level units with contrasting formica worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Space for washing machine. Space for oven. Integrated stainless steel extractor fan. Space fridge freezer. Laminate wood effect flooring. Tiled splashback.

**BEDROOM 1** 13'9 x 9'4 (4.19m x 2.84m)

Built in furniture. Access to storage.

**STORAGE** 2'10 x 1'10 (0.86m x 0.56m)

**BEDROOM 2** 11'2 x 8'8 (3.40m x 2.64m)

Laminate wood effect flooring.

**STORAGE** 2'2 x 2 (0.66m x 0.61m)

Access to storage.

**BATHROOM** 8 x 6'5 (2.44m x 1.96m)

White suite comprising paneled bath with mixer taps and overhead shower. Pedestal wash hand basin with mixer taps. Low flush W/C. Laminate wood effect flooring. Tiled splashback

## OUTSIDE

Allocated garden space. Allocated 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	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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