



110 Gateside Manor

Ballyclare, BT39 9GA



Offers over £124,950



A well-maintained first floor apartment located within the established and highly regarded Gateside Manor development in Ballyclare. This is a rare opportunity for both first-time buyers and investors alike, offering comfortable and convenient living in close proximity to the many amenities of Ballyclare town.

The property comprises a spacious separate living room with an open fire, a modern fitted kitchen, and a contemporary white four-piece bathroom suite. There are two well-proportioned bedrooms, providing ample accommodation.

Further benefits include new windows installed throughout, enhancing both comfort and energy efficiency. Externally, the property benefits from two allocated parking spaces.

Early viewing is highly recommended to fully appreciate all this home has to offer.

LANDING 7'4 x 7'5 (2.24m x 2.26m)
uPVC front door with feature glazed inset. Access to storage.

STORAGE 3'2 x 2'10 (0.97m x 0.86m)

LIVING ROOM 17 x 16'5 (5.18m x 5.00m)
Feature open fire with tiled inset and matching hearth. Wood surround and matching mantle. Laminate wood effect flooring. Feature apex window. Recessed spotlights.

FITTED KITCHEN 9'3 x 11 (2.82m x 3.35m)
Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Integrated electric oven. Integrated gas hob. Integrated stainless steel extractor fan. Space for washing machine. Space for tumble dryer. Tiled splashback Laminate wood effect flooring. Recessed spotlights.

BATHROOM 8'3 x 7'4 (2.51m x 2.24m)
White suite comprising paneled bath with mixer taps and overhead shower. Fully enclosed rainfall shower unit. Pedestal wash hand basin with mixer taps. Low flush W/C. Laminate wood effect flooring. Recessed spotlights.

BEDROOM 1 11 x 10'9 (3.35m x 3.28m)
Built in wardrobe.

STORAGE 7'11 x 1'10 (2.41m x 0.56m)

BEDROOM 2 10'5 x 13'0 (3.18m x 3.96m)
Recessed spotlights.

OUTSIDE
Allocated rear garden with pebble finish. Two allocated parking spaces.

LPG gas heating. New windows throughout.

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			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.

11 The Square Ballyclare, Co. Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com