

7 Ballycraigy Court, Newtownabbey, BT36 5ZL

For Sale
Offers Over
£108,950

An excellent opportunity to purchase this bright, spacious apartment in a popular and convenient location. This property will appeal to a variety of purchasers from first time buyers to those hoping to downsize. We recommend early viewing to avoid disappointment.



Energy Efficiency Rating C.

T: 028 9080 0000





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Address: 7, Ballycraigie Court, NEWTOWNABBEY, BT36 5ZL
RPR: 0262-2968-0781-0221-0055

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
A 92 plus			A 92 plus		
B 81-91			B 75-91		
C 69-80			C 59-80		
D 55-68			D 45-58		
E 49-54			E 39-44		
F 35-48			F 25-38		
G 1-34			G 1-24		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	72	80		78	77

- Spacious first floor apartment in a popular residential location
- 2 Double bedrooms (Master with en-suite shower room)
- Lounge with casual dining area open plan to;
- Shaker style fitted kitchen
- White bathroom suite
- Double glazing in uPVC frames
- Gas fired central heating
- Designated car parking space



The property comprises

COMMUNAL ENTRANCE HALL Stairs and lift to;

FIRST FLOOR ENTRANCE HALL Spacious cloak with gas fired boiler, intercom system.

OPEN PLAN LIVING AREA / KITCHEN 33' 1" x 11' 0" (10.08m x 3.35m)

(At max points) Shaker style range of high and low level units, rounded edge worksurfaces, single drainer stainless steel sink unit, mixer tap, vegetable sink, built-in stainless steel oven and gas hob unit, stainless steel extractor fan and canopy, plumbed for washing machine, gas fired boiler, wall tiling, ceramic tiled flooring in kitchen.

BEDROOM (1) 15' 0" x 10' 11" (4.57m x 3.33m)

EN-SUITE SHOWER ROOM Glazed shower cubicle with thermostatically controlled shower, low flush WC, pedestal wash hand basin, tiled splashback, ceramic tiled flooring, recessed downlighters, extractor fan.

BEDROOM (2) 15' 0" x 10' 10" (4.57m x 3.3m)

BATHROOM White bathroom suite comprising of panelled bath, folding glazed shower screen, pedestal wash hand basin, low flush WC, wall tiling, ceramic tiled flooring, recessed downlighters, extractor fan.

OUTSIDE

Designated car parking space.



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Please
call in or
contact us
for any
advice

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