

## 182 Ballynure Road, Ballyclare, BT39 9AJ

**For Sale**  
Offers Over  
**£84,950**

Attention first time buyers and investors. This well presented terrace property situated close to many local amenities including schools, shops and public transport. The property is well presented throughout offering a purchaser to move in and set their furniture down. To the rear of the property is an open area that is ideal for entertaining. Early viewing is advised as this is sure to be in high demand.



Energy Efficiency Rating D.

**T:** 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

- Mid Terrace in popular residential area
- 2 Bedrooms (one with built in sliderobes)
- Lounge
- Modern fitted kitchen with built in hob and oven, casual dining area
- Modern white bathroom suite
- Oil fired central heating
- Double glazing in uPVC frames
- Well presented throughout
- Car parking and outdoor entertaining area



## GROUND FLOOR:

Rear in car parking

**RECEPTION HALL:** Tiled floor

**LOUNGE:** 10' 9" x 10' 4" (3.28m x 3.15m) Laminate wood floor

**KITCHEN:** 14' 2" x 8' 3" (4.32m x 2.51m) Modern fitted kitchen with range of high and low level units, stainless steel sink unit with mixer tap, built in hob, built in oven, stainless steel extractor hood, built in microwave, built in fridge, casual dining area, tiling, laminate wood flooring

## FIRST FLOOR

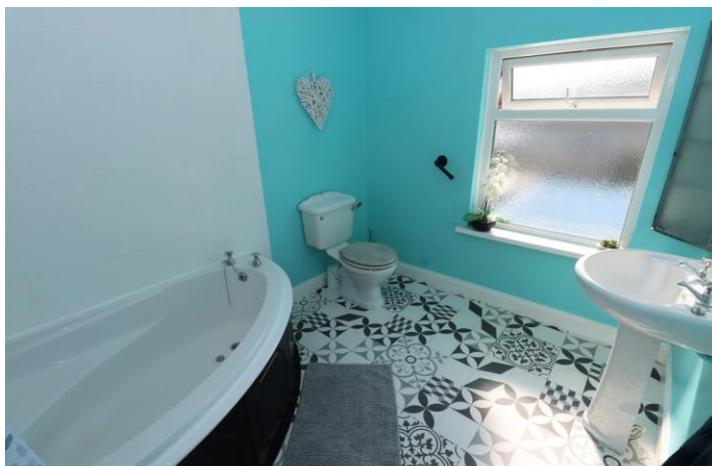
**BEDROOM (1):** 10' 11" x 7' 11" (3.33m x 2.41m)  
Built in mirrored slide robes, laminate wood flooring

**BEDROOM (2):** 12' 0" x 6' 7" (3.66m x 2.01m)  
Laminate wood flooring, hot press with cylinder

**BATHROOM:** Modern white bathroom suite, low flush WC, pedestal wash hand basin, corner bath with electric shower, tiling, heated towel rail, shower screen

## OUTSIDE

Casual outdoor area ideal for outdoor entertaining  
Oil fired boiler



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Integrity  
Respect**

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**Please  
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for any  
advice**

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