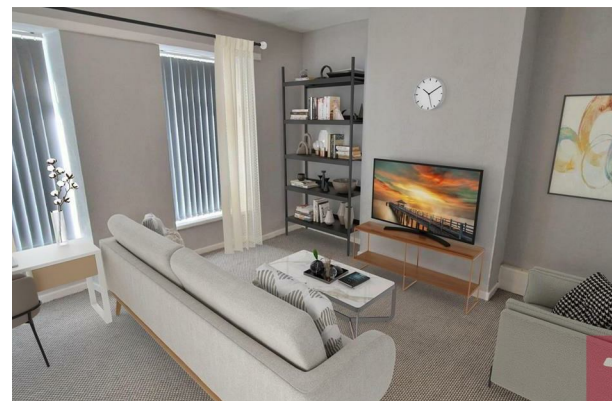


# 10-12 Rashee Road, Ballyclare, BT39 9HJ



- Mid Terrace Home With Adjoining Retail Space
- 3 Bedrooms
- Open Plan Lounge And Kitchen
- White 3 Piece Bathroom Suite
- Private Secure Courtyard Garden
- Oil Fired Central Heating
- UPVC Double Glazed Windows
- Retail Unit with Kitchen Area & WC
- Cash Buyers Only

**PRICE Offers Over £99,950**



*Positioned centrally within the heart of Ballyclare this mid terrace property enjoys a well planned living layout incorporating 3 bedrooms, open plan living area with modern kitchen, first floor bathroom and adjacent retail unit with separate kitchen area and WC.*

*Ideally suited to the purchaser who is looking for a valuable investment opportunity. The property and retail unit will suit a variety of uses subject to planning approval such as prime office space, clinic or conversion back to separate residential property (subject to planning)*

*The Vendors have provided some graphic images for illustrative purposes.*

*Internal access between the residential property and the shop unit can be easily reinstated if that is desired. Provision for this already exists.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### LOUNGE 12'3" x 23'1"

### ENTRANCE PORCH

Spacious open plan through lounge / kitchen. Laminate flooring. 2 storage cupboards.

### MODERN KITCHEN 12'5" x 9'3"

Modern kitchen fitted in beech effect high & low level units with contrasting work surfaces. Part Tiled walls. Plumbed for washing machine. Space for freestanding cooker. Oil boiler.

### OUTSIDE

Enclosed / private rear gravel court yard bounded by wall surround.  
Gate access for bins.

### BEDROOM 1 10'0" x 11'5"

Dual window aspect.

### BEDROOM 2 10'9" x 13'0"

Dual window aspect.

### BEDROOM 3 11'3" x 12'1"

Dual window aspect.

### MODERN BATHROOM 6'9" x 10'3"

White suite comprising bath with electric shower over. Low flush wc & Pedestal wash hand basin. Vinyl floor covering. Hotpress and storage.

### ADJOINING RETAIL UNIT 18'0" x 11'4"

Shop/Office unit with own entrance.

Recessed ceiling with tiles and strip lighting.

Kitchen area and WC to rear. Laminate flooring.

Double glazed shop front window. Motorised roller shutter.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	64
Northern Ireland		
	EU Directive 2002/91/EC	

### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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