

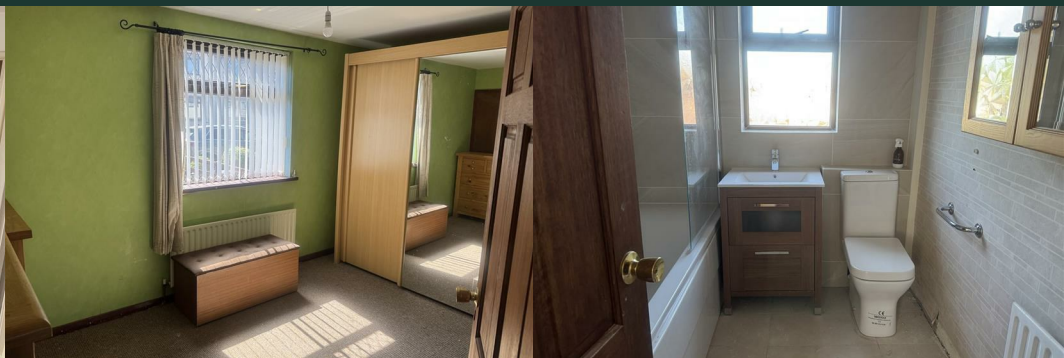


# FOR SALE

## 2a Mossvale Park

Ballyclare, BT39 9EW

Offers Around £55,000





A fantastic chance to purchase a 2-bedroom apartment in the very heart of Ballyclare—ideal for investors or those looking to downsize and add personal touches. This property offers a fitted kitchen, spacious lounge, bathroom suite, and generous storage throughout. While some modernisation is required, the potential is clear. Enjoy the added benefits of a private rear garden, oil-fired central heating, and double glazing throughout. Located within easy walking distance to local amenities, schools, parks, and transport links, this is a smart buy in a sought-after location. With a little work, this could be a real gem—book your viewing today!

**LIVING ROOM** 14'10" x 12'4" (4.54 x 3.76)  
 Feature open fire. Laminate wood effect flooring. Access storage.

**FITTED KITCHEN** 10'11"x 7'11" (3.34x 2.43)  
 Range of high and low level units. Stainless steel sink unit with drainer and mixer taps. Access to rear garden.

**BATHROOM** 7'10" x 6'7" (2.4 x 2.02)  
 White suite comprising paneled bath with mixer taps and shower. Vanity style sink unit with mixer taps. Low flush W/C.

**BEDROOM 1** 13'5" x 9'0" (4.09 x 2.76)  
 Laminate wood effect flooring. Access to storage.

**BEDROOM 2** 11'3" x 8'0" (3.43 x 2.44)  
 Built in storage.

**EXTERNAL**  
 Rear enclosed garden with stones and paving.

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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.