



## 3 Connor Court, 304 Ballyclare Road, Newtownabbey, BT36 4SP

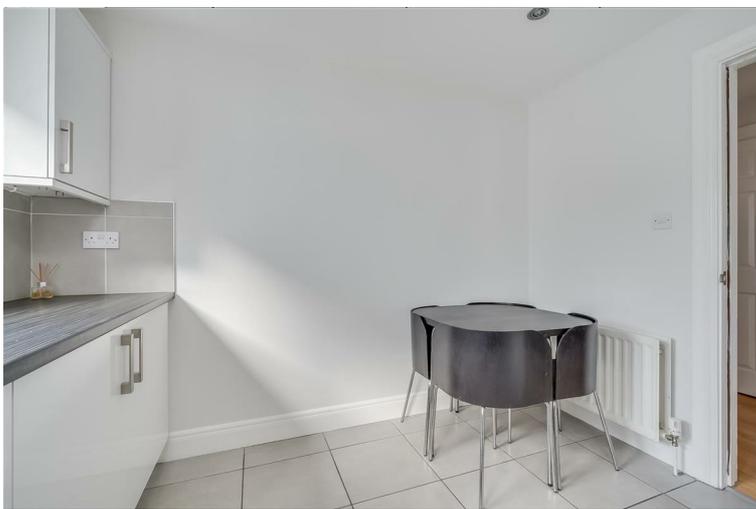
- Renovated First Floor Apartment
- Lounge; Juliet Style Balcony
- Deluxe Bathroom With Four Piece Suite
- Gated Parking To Rear; Guest Parking To Front
- Convenient Location
- Two Bedrooms; Principal En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Communal Gardens
- Ideal First Time Buy / Buy To let Investment

Offers Over £124,950

EPC Rating C



3 Connor Court, Newtownabbey, BT36 4SP



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell to upper floors.

#### PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to twin stores.

#### LOUNGE 18'9" x 10'9" (wps)

Focal point fireplace. Wood laminate floor covering. PVC double glazed French door leading to Juliet style balcony.



## **KITCHEN WITH INFORMAL DINING AREA 10'8" x 10'0"**

Modern fitted, white, high gloss kitchen with range of high and low level storage units, with contrasting wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and washing machine. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor.

## **PRINCIPAL BEDROOM 15'9" x 11'1" (wps)**

Fitted wardrobe with mirror panelled sliding doors.

## **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Tiled floor.

## **BEDROOM 2 11'1" x 10'0"**

## **SPACIOUS BATHROOM**

White, four piece suite comprising panelled bath, separate panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to walls.

## **EXTERNAL**

Gated parking via electric operated gates, with overflow parking to front.

Communal gardens to rear.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





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*Immaculately presented, recently renovated, two bedroom, first floor apartment, with gated parking to rear via electric operated gates, located within the select Connor Court development, Ballyclare Road, Newtownabbey. The property comprises communal entrance hall, private entrance hall, lounge with Juliet style balcony, separate modern fitted kitchen with informal dining area, two well proportioned bedrooms, to include principal bedroom with en suite shower room and fitted wardrobe, and deluxe bathroom with white four piece suite. Externally the property enjoys communal gardens and gated parking to rear. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy or buy to let investment. Early viewing strongly recommended to avoid disappointment.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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