



Ballyearl Close,
Price £64,950

- Mid Terrace Property
- Three Well-Proportioned Bedrooms
- Spacious Lounge
- Modern Beech Kitchen With Breakfast Bar



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Ballyearl Close, Newtownabbey, County Antrim

Price £64,950

Reeds Rains are delighted to welcome to the market this well presented property also providing good sized accommodation. The property would be ideally suited for a first time buyer or provides great potential as an investment opportunity. The accommodation comprises: spacious lounge with feature wall mounted electric fire and wood laminate flooring, a modern fitted beech kitchen with breakfast bar and built in oven & hob, cloakroom furnished with low flush wc, rear porch providing access to rear paved yard. The first floor provides three well-proportioned bedrooms and a modern three piece white bathroom suite. Other benefits include pvc double glazing and oil fired central heating. Externally there is a paved garden to front and a fully enclosed paved garden to rear. Early viewing is highly recommended!

ENTRANCE HALL

PVC double glazed front door, wood laminate flooring, walk in storage cupboard

LOUNGE

4.39m x 3.94m (14'5" x 12'11")

Feature wall mounted electric fire, wood laminate flooring, radiator.

REAR HALL

Wood laminate flooring, radiator

KITCHEN WITH BREAKFAST BAR

Modern range of high and low level beech units, formica worktops, basin and a half stainless steel sink unit with mixer taps, built in oven, ceramic hob, extractor fan, space for fridge/ freezer, built in wine rack, partly tiled walls, tiled floor, pvc tongue and groove ceiling, breakfast bar, radiator.

CLOAKROOM/WC

Low flush WC, wash hand basin with mixer taps, tiled floor, half wood paneled walls.

REAR PORCH

Tiled floor, pvc double glazed back door, utility area, plumbed for washing machine, boiler

FIRST FLOOR LANDING

Access to roofspace and hotpress with copper lagged cylinder

MASTER BEDROOM

3.68m x 3.43m (12'1" x 11'3")

Wood laminate flooring, radiator, front aspect

BEDROOM 2

3.91m x 3.02m (12'10" x 9'11")

Built in cupboard, radiator, rear aspect

BEDROOM 3

2.97m x 2.41m (9'9" x 7'11")

Radiator, front aspect

BATHROOM

Three piece white suite comprising wash hand basin with mixer taps, paneled bath with Triton shower above, low flush WC, chrome heated towel rail, fully tiled floor, partly tiled walls

EXTERNAL

Paved area to front, enclosed paved area to rear, outhouse, pvc oil tank. 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.



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: 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. The 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. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.