



## 7 Ballyearl Close, Newtownabbey, BT36 5FF

Offers Over £109,950

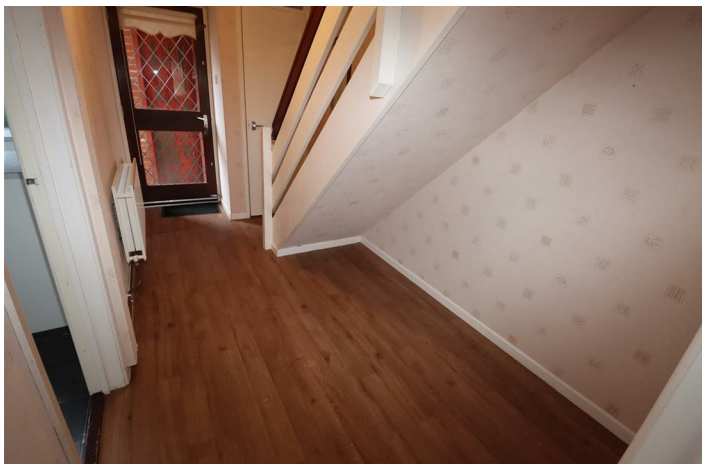
- Mid terraced property in highly popular and convenient location
- Lounge
- Bathroom
- Double glazing in mahogany frames
- Enclosed garden to the rear/Neat paved patio area to front
- 3 Bedrooms
- Kitchen
- Downstairs W/C
- Gas fired central heating
- Located close to excellent schools, shops and frequent public transport links

# 7 Ballyearl Close, Newtownabbey BT36 5FF

7 Ballyearl Close is a three-bedroom mid-terraced property which presents an excellent opportunity for first-time buyers, investors, and families alike. Offering spacious accommodation throughout, the home is set in a quiet, convenient area close to local amenities, schools, and frequent transport links. While some modernisation is required, the property has been realistically priced to reflect this, giving buyers the chance to add their own personal touch and create a home to their taste. With strong potential and superb location, this is a fantastic investment for those looking to step onto or move up the property ladder



Council Tax Band:



represent items included in the sale unless specifically stated.

## **GROUND FLOOR**

### **ENTRANCE HALL**

#### **LOUNGE**

14'4" x 12'9"

Fireplace with tiled hearth

#### **KITCHEN**

13'3" x 11'1"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, cooker point, built in storage

### **REAR HALLWAY**

#### **CLOAKS**

Low flush W/C, sink unit with mixer taps

## **FIRST FLOOR**

### **LANDING**

Storage cupboard, access to roofspace

#### **BEDROOM (1)**

12'10" x 9'9"

#### **BEDROOM (2)**

11'2" x 9'8"

Built in storage

#### **BEDROOM (3)**

9'8" x 7'11"

### **BATHROOM**

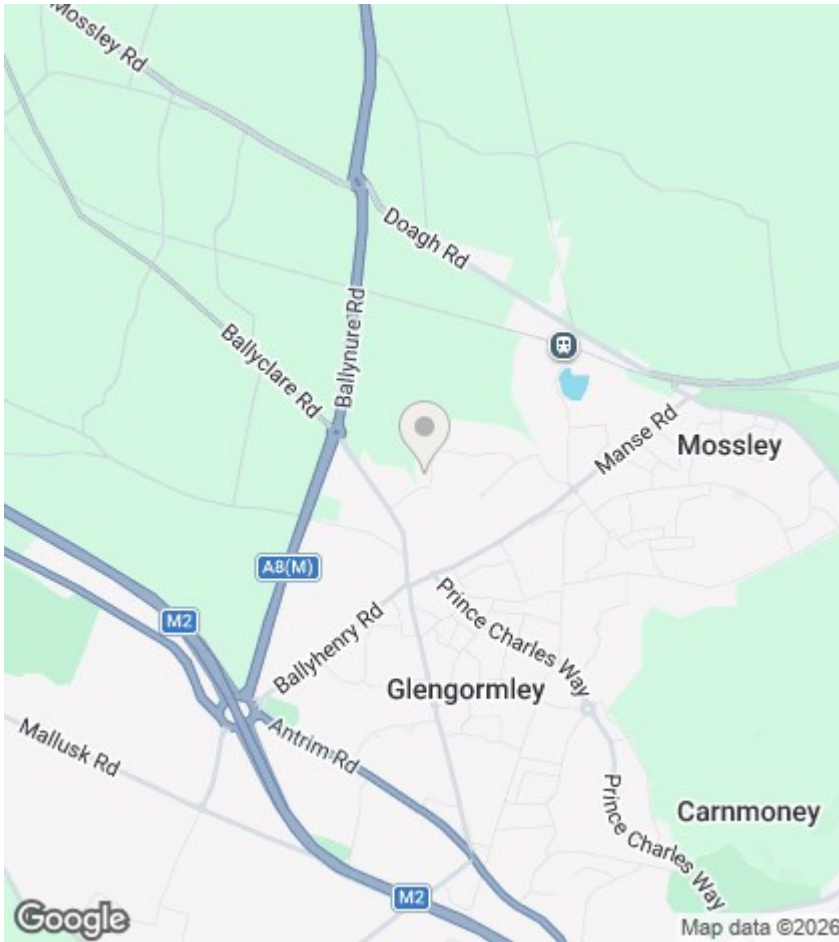
Panelled bath unit, glazed shower screen, mixer taps, low flush W/C, hanging sink unit

## **OUTSIDE**

Front: Paved patio

Rear: Enclosed, In lawn, in paving, hedges, built in storage shed, separate built in storage shed with gas boiler

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	