

simonBRIEN
RESIDENTIAL

48 Fairview Farm Road,
Ballyclare, BT39 9LB

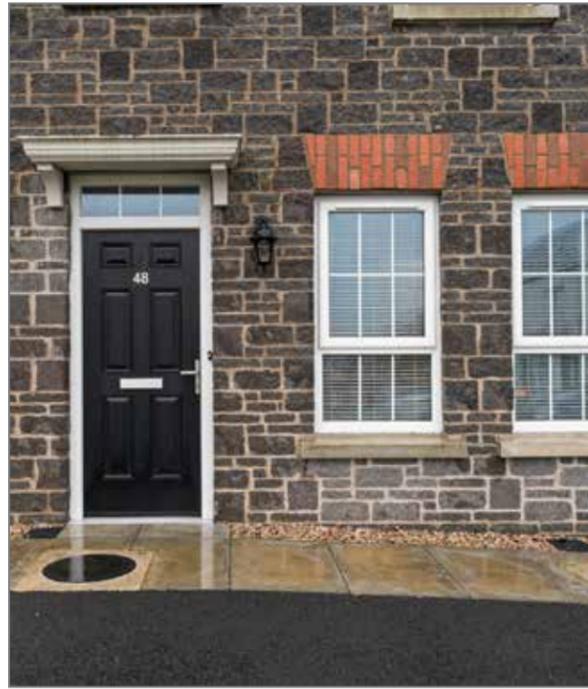


Offers Around £149,950

Telephone 02890 668888
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KEY FEATURES

- Well Presented Three Bedroom Townhouse Located Within Close Proximity to Ballyclare Town Centre
- Former Show Home Constructed to a High Specification Throughout with an Excellent Energy Rating
- Within Close Proximity to Leading Local Primary and Secondary Schools
- Excellent Transport Links to Belfast City Centre and Belfast International Airport for the Daily Commuter
- Within Striking Distance of Ballyclare Town Centre with its Vasy Array of Local Shops and Amenities
- Close to Many Local Parks, Sports Clubs and Golf Clubs
- Three Well Appointed Bedrooms
- Family Bathroom with Modern White Suite
- Separate Living Room with Private Outlook to Front
- Kitchen Diner with Fully Fitted Kitchen and Ample Space for Casual Dining
- Utility Room and Downstairs WC
- Excellent Additional Built in Storage Throughout
- UPVC Double Glazing and Gas Fired Central Heating
- Tarmac Driveway with Private off-Street Parking for Two Cars
- Enclosed Private Rear Garden Laid in Lawns with Surrounding Fencing
- Early Viewing Highly Recommended



DESCRIPTION

We are delighted to bring to the market this fantastically proportioned former show home located in the sought after Fairview Farm development in Ballyclare. Located within striking distance to Ballyclare Town Centre with its excellent selection of shops and amenities, the property also provides easy access links to Belfast City Centre and Belfast International Airport ideal for the daily commuter.

In short, the property comprises of: Living room with additional storage, open plan kitchen diner with space for casual dining, utility room, downstairs WC, three well-proportioned bedrooms and a family bathroom with modern white suite.

The property further benefits from UPVC double glazing throughout, gas fired central heating, tarmac driveway with off street private parking for two cars and an enclosed private rear garden laid in lawns.

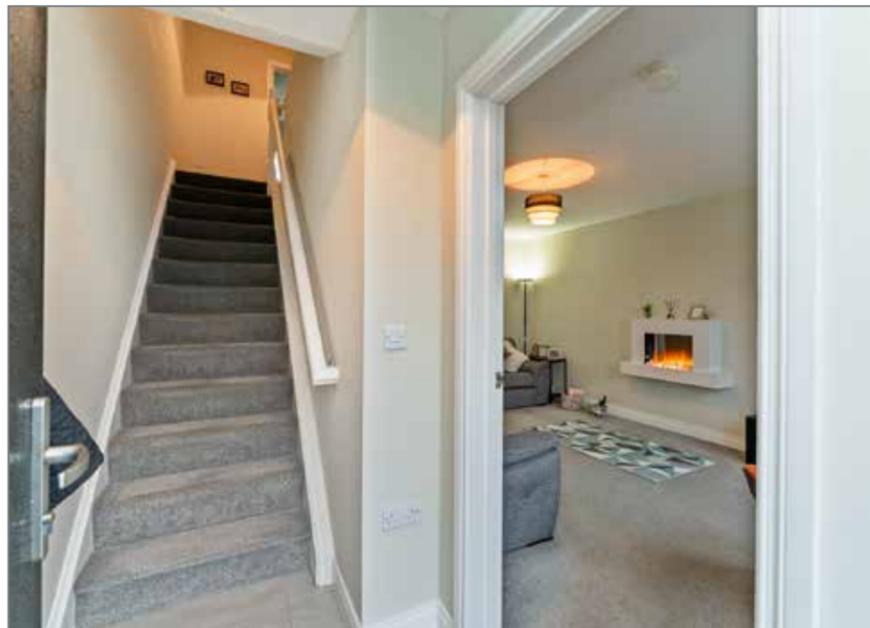
With nothing left to do but simply move in and providing generously proportioned rooms throughout, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

ENTRANCE

ENTRANCE HALL:

Composite front door with top light into reception hall with tiled floor.



GROUND FLOOR

LIVING ROOM:

15' 9" x 11' 7" (4.8m x 3.53m)

Mature outlook to front, genouros under stairs storage cupboard with light.



KITCHEN/DINER:

11' 7" x 11' 2" (3.53m x 3.4m)

Bespoke fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome taps, built in four ring touchscreen ceramic hob with built in stainless steel extractor fan and oven and grill. Built in fridge freezer, built in washing machine, ample space for casual dining, tiled floor and uPVC double glazed access door to rear garden.





UTILITY ROOM:

Laminate worktops with light and power and tiled floor.



DOWNSTAIRS WC:

Low flush WC with push button, floating wash hand basin with chrome mixer tap and tile splashback, tiled floor, frosted glass, picture window.



FIRST FLOOR

LANDING:

Built in storage cupboard with access to gas boiler, access to roofspace.



FAMILY BATHROOM:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap and tile splashback, panelled bath with fixed glass door, chrome mixer tap and telephone attachment, partly tiled walls, tiled floor, frosted glass window, extractor fan.



BEDROOM (1):

13' 9" x 8' 5" (4.19m x 2.57m)

Mature outlook to front.



BEDROOM (2):
13' 3" x 8' 5" (4.04m x 2.57m)

Outlook to rear.



BEDROOM (3):
7' 8" x 7' 5" (2.34m x 2.26m)

Outlook to rear.



OUTSIDE

Front - Tarmac double driveway with parking for two cars.

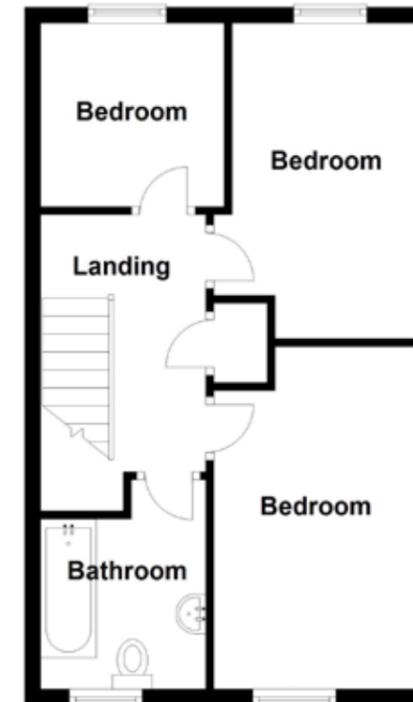
Rear - Enclosed private rear garden, laid in lawns with patio area, bin storage and outside tap and light.



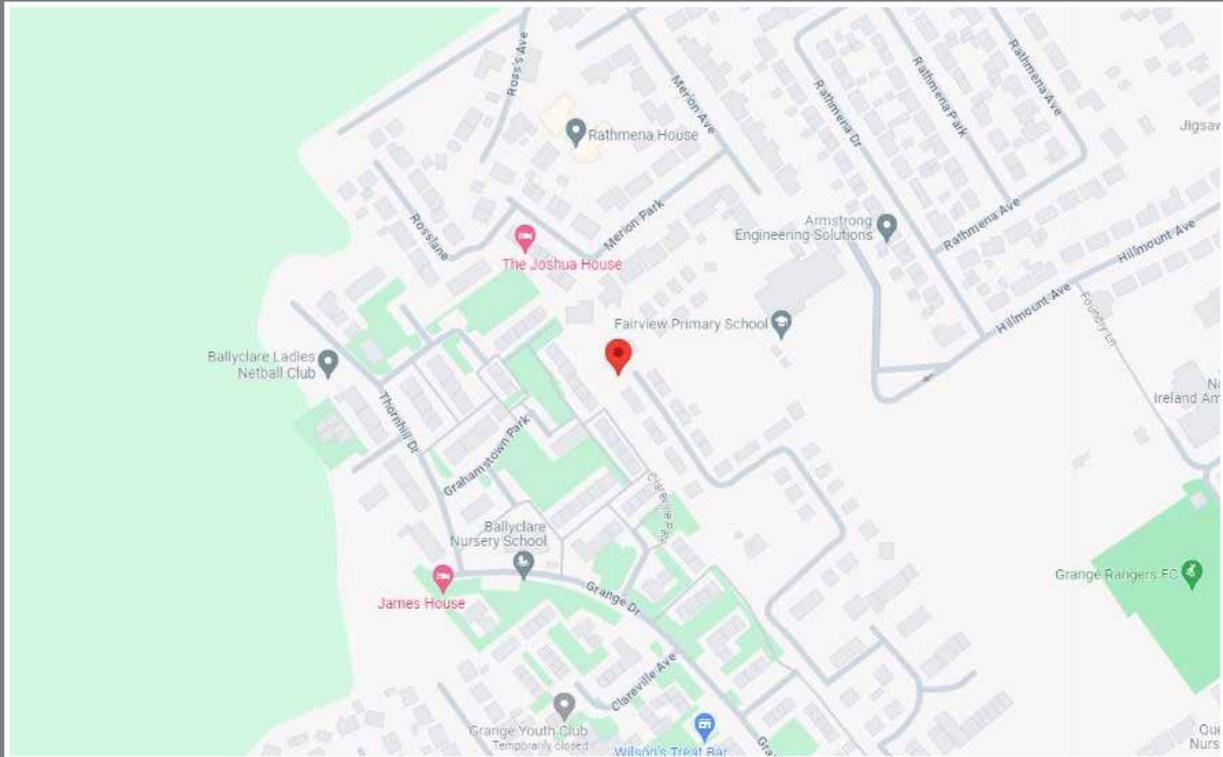
Ground Floor



First Floor



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



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REF: RMcK/B/24/SD



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