



**50 Fairview Farm Road
Doagh Road, Ballyclare, BT39 9LB**

**Offers Around
£154,950**

We are delighted to offer for sale attractive and well presented mid townhouse which is located in a popular residential development just off the Doagh Road Ballyclare, offering easy access to all local amenities and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises: tiled entrance hall, lounge with feature wall mounted fire, modern fitted kitchen / diner with a range of built in appliances & access to rear and a matching utility room with furnished cloakroom.

Upstairs there are three bedrooms, master with ensuite and a separate family bathroom with modern white suite.

Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac parking area to front and a fully enclosed garden to rear in lawn.

Early viewing recommended !!

50 Fairview Farm Road

Doagh Road, Ballyclare, BT39 9LB



- Mid Townhouse
- Downstairs WC & Utility Space
- Gas Heating
- 3 Bedrooms Master Ensuite
- Family Bathroom With White Suite
- Driveway To Front / Garden To Rear
- Modern Fitted Kitchen
- PVC Double Glazing

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door, tiled floor, radiator.

LOUNGE

16'0" x 11'8" at widest (4.88m" x 3.56m" at widest)

Feature wall mounted fire, radiator, under stairs storage.

KITCHEN

11'8" x 11'1" (3.56m" x 3.38m")

Modern range of high and low level fitted units with Formica worktops, basin and a half stainless steel sink unit, built in stainless steel under oven, ceramic hob and stainless steel extractor fan. Integrated fridge / freezer and washing machine. Partly tiled walls, tiled floor, radiator, pvc double glazed back door.

REAR HALL

With built in shelving, tiled floor, radiator.

FURNISHED CLOAKROOM

Semi pedestal wash hand basin, low flush wc, tiled floor, radiator.

FIRST FLOOR

LANDING

Access to roofspace. storage cupboard with gas boiler.

BEDROOM 1

12'10" x 12'1" (3.91m" x 3.68m")

Radiator.

ENSUITE

White suite comprising: fully tiled shower cubicle with electric shower, pedestal wash hand basin and low flush w.c. Partly tiled walls, tiled floor, chrome heated towel rail.

BEDROOM 2

11'10" x 11'4" (3.61m" x 3.45m")

Radiator.

BEDROOM 3

9'10" x 7'6" (3.00m" x 2.29m')

Radiator.

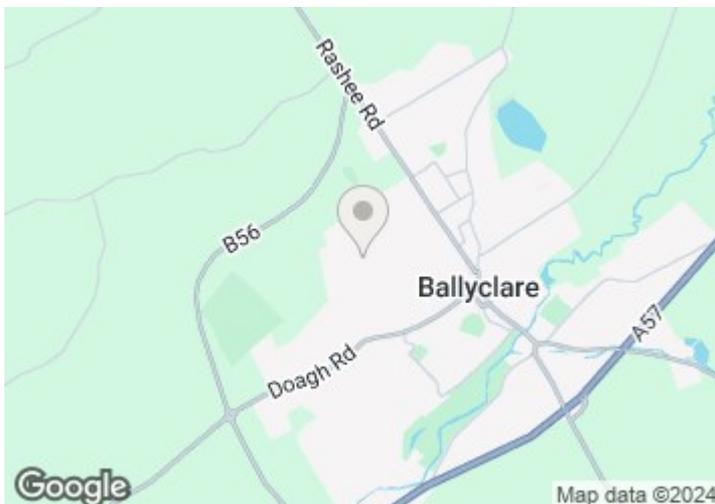
BATHROOM

Modern white suite comprising: panelled bath with shower attachment and screen, semi pedestal wash hand basin and low flush w.c. Partly tiled walls, tiled floor, radiator.

OUTSIDE

Double width Tarmac area to front for off street parking.

Fully enclosed garden to rear i lawn with paved patio area.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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