



**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

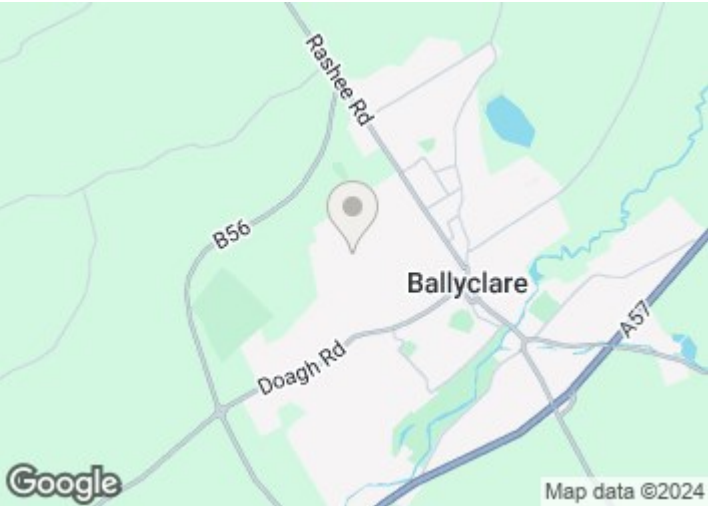
9'10" x 7'6" (3.00m" x 2.29m')
Radiator.

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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark