

22 Fairview Farm Road, Ballyclare, BT39 9LB



- **Modern Semi Detached**
- **3 Bedrooms**
- **1 Reception**
- **Luxury Shaker Style Fitted Kitchen**
- **Deluxe Contemporary Shower Room**
- **Popular Convenient Location**
- **PVC Double Glazed Windows**
- **Gas Central Heating**
- **Private Enclosed Garden To Rear**
- **Ground Floor Furnished Cloakroom**

PRICE Offers Around £167,500

Positioned within a popular modern development convenient to Ballyclare town centre. This 3 bedroom semi detached will interest the first time buyer searching for a well presented home with a 'turnkey' style finish at a realistic price. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Front door into:-

ENTRANCE HALL

Tiled floor.

LOUNGE 15'7" x 11'7"

Feature modern wall mounted electric fire. Understairs storage cupboard.

LUXURY SHAKER FITTED KITCHEN 11'3" x 11'7"

Equipped with a comprehensive range of high and low level fitted units. Single drainer stainless steel sink unit with swan neck tap. A host of integrated appliances including oven with 4 ring hob, overhead extractor fan housed in stainless steel canopy, fridge/ freezer and washer/ dryer. Tiled flooring. Part tiled walls. PVC double glazed door to garden.



INNER HALLWAY

FURNISHED CLOAKROOM

Comprising wash hand basin with tiled splashback and monobloc tap and button flush w.c. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space via foldaway wooden steps. Partially floored.



BEDROOM 1 15'4" x 8'6"

At max.

BEDROOM 2 11'3" x 8'6"



BEDROOM 3 8'0" x 7'6"

Presently used as home office/ study.

LUXURY MODERN SHOWER ROOM

Comprising button flush w.c, semi pedestal wash hand basin with monobloc tap and feature accent panel. Large open shower enclosure with full height glass screen and drench style shower.



OUTSIDE

Neat well maintained garden to front in lawn.

Driveway to side with ample parking.

Private enclosed garden to rear screened by perimeter fence with private paved patio area. Perfect for family barbeques.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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