



25A Clare Heights
Ballyclare, BT39 9HA

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Offers over £145,000



Welcome to the market – 25A Clare Heights, Ballyclare.
 Nestled in a quiet, family-friendly area, this beautifully presented three-bedroom home is perfect for growing families and first-time buyers alike. Ideally located within the catchment area for some of the region's leading schools, it offers both convenience and community. Inside, you'll find a bright lounge, a modern kitchen/dining area ideal for everyday living and entertaining, and a sleek white bathroom suite. Outside, enjoy well-maintained front and rear gardens along with a private driveway providing off-street parking for at least two cars. A fantastic opportunity not to be missed!

HALLWAY 13'7 x 6 (4.14m x 1.83m)
 Composite front door with glazed side panels and feature glazed insets. Laminate wood effect flooring. Access to storage.

LIVING ROOM 13'7 x 10'11 (4.14m x 3.33m)
 Feature electric fire with over oak beam. Tiled hearth. Laminate wood effect flooring.

FITTED KITCHEN 17'4 x 11'9 (5.28m x 3.58m)
 Range of high and low level units with contrasting formica worktops. Feature island with quartz worktop. 1.5 bowl stainless steel sink unit with mixer taps. Integrated electric oven. Integrated electric hob. Integrated extractor fan. Space for washing machine. Space for tumble dryer. Tiled floor. Tiled splashback. Access to rear garden.

FIRST FLOOR

LANDING 6'5 x 9 (1.96m x 2.74m)
 Access to storage. Access to roofspace.

BEDROOM 1 13'8 10'6 (4.17m 3.20m)

BEDROOM 2 11'8 x 10'6 (3.56m x 3.20m)

BEDROOM 3 6'6 x 9'10 (1.98m x 3.00m)

BATHROOM 6'4 x 6 (1.93m x 1.83m)
 White suite comprising paneled bath with mixer taps and overhead shower. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Fully clad walls. Extractor fan.

OUTSIDE
 Front and rear gardens with laid in lawns bordered by mature shrubbery. Feature paving to rear. Driveway for two cars.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.