



FOR SALE

23 River Hill Manor

Ballyclare, BT39 9ZH

Offers over £159,950



Nest Estate Agents are delighted to bring to market this well presented townhouse in the sought after River Hill development. Situated just off the Ballynure Road in Ballyclare this property offers within walking distance local shops, coffee shops, public library, leisure centre and local parks. In addition this home is in the catchment area for the areas leading Primary and Secondary schools.

Internally this property offers three bedrooms - master with ensuite, spacious kitchen and dining area, lounge with feature fire, and a modern family bathroom suite.

Externally the property has a front garden, tarmac finish driveway and enclosed rear garden.

This property will suit a range of buyers, we anticipate there will be a high level of interest in this property so early inspection is strongly recommended.

ENTRANCE HALL 6' x 9'2" (1.83m' x 2.74m'0.61m)
uPVC front door with overhead feature glass insert, tiled floor

LOUNGE 12'4' x 16'2" (3.66m'1.22m' x 4.88m'0.61m)
Feature electric fire

KITCHEN WITH DINING AREA 16'2" x 13'6" (4.88m'0.61m" x 3.96m'1.83m")
Range of high and low level units with formica contrasting worktops, stainless steel 1.5 bowl sink unit with mixer taps, electric oven and hob, stainless steel extractor fan, integrated fridge freezer, integrated dishwasher, tiled splashback, tiled floor, recessed spotlights, double doors leading to garden.

DOWNSTAIRS W.C 6'9" x 3'4" (1.83m'2.74m" x 0.91m'1.22m")
White suite comprising low flush w.c, pedestal wash hand basin with mixer taps, tiled splash back and tiled floors.

UPSATIRS HALLWAY 6'6" x 11'8" (1.83m'1.83m" x 3.35m'2.44m")
Access to roofspace.

STORAGE 3'10" x 2'11" (0.91m'3.05m" x 0.61m'3.35m)

BEDROOM 1 13'6" x 13'6" (3.96m'1.83m" x 3.96m'1.83m)

ENSUITE 3'1 x 13'6" (0.91m'0.30m x 3.96m'1.83m)
White suite comprising enclosed shower unit with mains shower, low flush w.c, pedestal wash hand basin, chrome heated towel rail, tiled walls, tiled floor.

BEDROOM 2 13'6" x 12'10" (3.96m'1.83m" x 3.66m'3.05m)

BEDROOM 3 9'1" x 7'6" (2.74m'0.30m" x 2.13m'1.83m)

FAMILY BATHROOM 8'7" x 6'6" (2.44m'2.13m" x 1.83m'1.83m)
White suite comprising paneled bath with mixer taps and overhead shower, glass shower screen, half pedestal wash hand basin with mixer taps, low flush w.c, chrome heated towel rail, tiled walls, tiled floor, extractor fan.

OUTSIDE
Enclosed rear garden laid in lawn, paved area, outdoor light, outdoor tap.

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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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.

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