



7 Readers Way

Ballyclare, BT39 9BF

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Nest Estate Agents are thrilled to bring to market this immaculately presented semi detached family home in the highly sought after Readers Park development. Internally the property benefits from a bright and spacious feel throughout comprising of a lounge, modern fitted kitchen with casual dining area, three bedrooms one with ensuite, downstairs w.c and a modern family bathroom suite. Externally the property benefits from a rear enclosed garden laid in lawn and a paved patio area and a driveway.

This property is conveniently located off the Jubilee Way and Rashee road, offering ease of access to Ballyclare town centre with a plethora of shops, coffee shops and other amenities. Public transport links are close to hand making this property ideal for those commuting to Belfast City Centre.

HALLWAY 6'11" x 18'3" (1.83m'3.35m" x 5.49m'0.91m")
Composite panelled front door with hardwood, double glazed fan light over and feature window. Tiled floor.

DOWNSTAIRS W.C 6'2" x 3' (1.83m'0.61m" x 0.91m')
White suite comprising low flush w.c. Pedestal wash hand basin with mixer taps. Tiled floor.

LIVING ROOM 10'11" x 16'11" (3.05m'3.35m" x 4.88m'3.35m")
Laminate wood effect flooring. Gas fire in cast iron fireplace with tiled hearth and contrasting surround.

KITCHEN 18'4" x 11'10" (5.49m'1.22m" x 3.35m'3.05m")
Modern shaker style kitchen with a range of high and low level units with formica worktops. Ceramic 1.5 bowl sink unit with draining bay. Gas hob. Stainless steel extractor fan. Integrated oven. Integrated microwave. Integrated dishwasher. Tiled floor. Tiled splashback. Patio doors to rear garden.

BEDROOM 1 11'9" x 10'11" (3.35m'2.74m" x 3.05m'3.35m")
Built in sliderobes.

ENSUITE 6'11" x 6'9" (1.83m'3.35m" x 1.83m'2.74m")
White suite comprising fully tiled shower enclosure with mains shower unit. Low flush w.c. Semi pedestal wash hand basin with mixer taps. Heated towel rail. Tiled floor. Recessed spotlights.

BEDROOM 2 10'11" x 10'6" (3.05m'3.35m" x 3.05m'1.83m")

BEDROOM 3 7'1" x 10'6" (2.13m'0.30m" x 3.05m'1.83m")
Laminate wood effect flooring.

BATHROOM 7'4" x 5'6" (2.13m'1.22m" x 1.52m'1.83m")
White suite comprising a paneled bath with mixer taps and overhead shower. Semi pedestal wash hand basin with mixer taps. Low flush w.c. Inset feature mirror with recessed spotlights. Fully tiled walls. Fully tiled floor. Extractor fan.

LANDING 10'6" x 10'8" (3.05m'1.83m" x 3.05m'2.44m")
Access to storage. Access to roofspace.

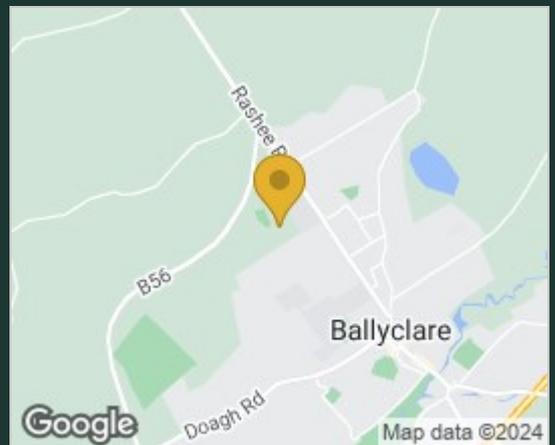
STORAGE 5'5" x 3'8" (1.52m'1.52m" x 0.91m'2.44m")

STORAGE 3'1 x 1'11" (0.91m'0.30m x 0.30m'3.35m")

OUTSIDE
Rear laid in lawns. Paved Patio area. Garden room with heat and light. Private driveway finished in tarmac. Outside light. Outside 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	
75	75		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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