



4 Ivy Cottages

Ballynure, Ballyclare, BT39 9FX



Nestled in the beautiful village of Ballynure on the outskirts of Ballyclare this property offers character and charm throughout. This home will ideally suit first time buyers or those hoping to downsize without comprising on a rural setting.

Internally the property benefits from three bedrooms, a spacious lounge with open fire, a country style fitted kitchen with a casual dining area and a modern white bathroom suite.

Externally the property has private parking to the rear for residents.

Ballynure Village is conveniently located close to the A8 allowing ease of access to Belfast, Larne and surrounding areas. This property is in walking distance to local amenities such as shops, coffee shops local schools and the famous Jackson's Butchers.

We strongly recommend early inspection to fully appreciate all this home has to offer.

HALLWAY 6'5" x 14'3" (1.83m'1.52m" x 4.27m'0.91m")

Solid wood front door, feature glass panels, laminate wood effect flooring, cornice ceiling.

STORAGE 2'8" x 6'7" (0.61m'2.44m" x 1.83m'2.13m")

LIVING ROOM 14'4" x 10'7" (4.27m'1.22m" x 3.05m'2.13m")

Feature open fire with brick feature surround, tiled hearth, laminate wood effect flooring, cornice ceiling, decorative ceiling rose.

KITCHEN WITH DINING AREA 17'6" x 9'9" (5.18m'1.83m" x 2.74m'2.74m")

Range of high and low level units with contrasting formica worktops, stainless steel 1.5 bowl sink unit mixer taps, space for oven and hob, integrated extractor fan, space for fridge freezer, space for washing machine and tumble dryer, tiled splashback and tiled floor.

BEDROOM 1 14'4" x 10'8" (4.27m'1.22m" x 3.05m'2.44m")

Built in sliderobes, cornice ceilings.

BEDROOM 2 9'10" x 10'8" (2.74m'3.05m" x 3.05m'2.44m")

Cornice ceiling.

BEDROOM 3 6'5" x 5'11" (1.83m'1.52m" x 1.52m'3.35m")

Cornice ceiling.

BATHROOM 6'5" x 6'5" (1.83m'1.52m" x 1.83m'1.52m")

White suite comprising paneled bath with mixer taps and overhead shower, pedestal wash hand basin, low flush w.c, tiled splashback and vinyl wood effect flooring.

LANDING 11'4" x 6'5" (3.35m'1.22m" x 1.83m'1.52m")

Access to storage. Access to roofspace. Cornice ceiling.

STORAGE 2'9" x 3'5" (0.61m'2.74m" x 0.91m'1.52m")

OUTSIDE

Parking to rear, outdoor light.

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		(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 environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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