



FOR SALE

36 Ollar Valley

Ballyclare, BT39 9ZE

Offers over £175,000



Nest Estate Agents are thrilled to bring to market this beautifully presented end townhouse in the highly sought after Ollar Valley development. Situated just off the new Jubilee Road in Ballyclare, this property offers ease of access to the town's local amenities such as shops, coffee shops, takeaway restaurants, hairdressers, local parks, leisure centre and library. The M2 motorway is only a mere 12 minutes drive, making this property ideal for those commuting to the city centre.

Finished to a high standard throughout and tastefully decorated, this superb family home provides a layout of three well proportioned bedrooms one with ensuite, a spacious lounge, modern kitchen with dining area, downstairs w.c and a modern family bathroom.

Externally there is a rear enclosed garden and a garden to the front of the property. There is a driveway with a tarmac finish.

This home has been well maintained by the current owners and we anticipate that there will be strong interest, we strongly advise early inspection to avoid disappointed.

ENTRANCE HALLWAY 12'10" x 3'11" (3.92 x 1.21)
Hardwood front door with above glazed panel, tiled floor, recessed spotlights.

LOUNGE 12'1" x 12'2" (3.70 x 3.71)
Electric feature wall mounted fire, wall wood paneling, recessed spotlights

DOWNSTAIRS W.C 6'5" x 3'4" (1.98 x 1.03)
White suite comprising low flush w.c, half pedestal wash hand basin with mixer taps, tiled splash back, tiled floor, wall wood paneling, recessed spotlights.

STORAGE 2'9" x 5'10" (0.85 x 1.8)

KITCHEN WITH DINING AREA 9'6" x 16'6" (2.9 x 5.03)
Range of high and low level units with contrasting formica worktops, stainless steel sink and drainer unit with mixer taps, electric oven and grill, four ring gas hob, integrated fridge/freezer, integrated dishwasher, stainless steel splashback, tiled floor, recessed spotlights, patio doors to rear garden.

UPSTAIRS HALLWAY 10'6" x 12'11" (widest points) (3.22 x 3.96 (widest points))
Access to storage. Access to roofspace which is floored and has light.

STORAGE 1'2" x 2'5" (0.38 x 0.74)

BEDROOM 1 12'3" x 8'7" (3.74 x 2.62)

ENSUITE 7'0" x 3'11" (2.14 x 1.2)
White suite comprising fully enclosed shower unit with rainfall and hand held shower heads, low flush w.c, vanity style sink unit, heated chrome towel rail, extractor fan, tiled splashback, tiled floor, recessed spotlights.

BEDROOM 2 12'8" x 9'4" (3.87 x 2.86)

BEDROOM 3 8'8" x 7'8" (2.65 x 2.34)

FAMILY BATHROOM 9'0" x 6'9" (2.76 x 2.07)
White suite comprising paneled bath with over head shower and mixer taps, vanity style sink unit with mixer taps, low flush w.c, tiled splashback, tiled floor, recessed spotlights.

OUTSIDE
Enclosed rear garden with laid in lawn bordered by shrubbery and stone wall, paved sitting area, outside tap, outside light.

Front laid in lawn, driveway with tarmac finish, outside 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		(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	
82	82		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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