



109 Fairview Farm Road

Ballyclare, BT39 9LB

Offers over £184,950





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Nest Estate Agents are delighted to bring to the market this beautifully presented three bedroom semi-detached property in the ever popular Fairview Farm Road development in Ballyclare. Internally this property offers a luxury and contemporary style finish with plenty of living space, perfect for a small family. Internally the property comprises of large kitchen area with informal dining, family lounge with feature fireplace, three well proportioned bedrooms (master with en-suite) and modern family bathroom suite. Off road parking is available with private driveway finished in tarmac and enclosed rear garden laid in lawn with surrounding privacy fence. Further benefits include gas heating and uPVC double glazing throughout.

Situated just off the Doagh Road the property is in walking distance to coffee shops, restaurants, shops, local schools, the leisure centre and parks. We anticipate high interest in this property and encourage early inspection to avoid disappointment. To arrange a viewing please call us on 028 9343 8090.

## HALLWAY

6'6" x 17' (1.83m x 5.18m)

External uPVC door with glazed overhead and side insets. Tiled flooring throughout. Access to downstairs w/c and stairway.

## TOILET

6'8" x 3'6" (2.03m x 1.07m)

Low flush w/c. Tiled flooring. Wall mounted basin with chrome mixer tap. Tiled splashback.

## LIVING ROOM

20'1" x 10' (6.12m x 3.05m)

Feature electric fireplace with wooden surround. uPVC bay window to the front. Sliding uPVC doors with access to rear garden..

## STORAGE

4'7" x 3'1" (1.40m x 0.94m)

## KITCHEN

10'8" x 17" (3.25m x 5.18m)

Range of high and low level modern shaker style units and contrasting formica worktops, finished with chrome handles. Bespoke subway tiled splashback. Integrated fridge freezer, Integrated oven, four ring hob with overhead extractor canopy. Integrated dishwasher. Ceramic tiled flooring. Stainless steel 1.5 bowl sink with mixer tap. Integrated washing machine. Recessed under cabinet lighting. Access to rear garden via uPVC door.

## BEDROOM 1

10'7" x 13'5" (3.23m x 4.09m)

## EN-SUITE

10'7" x 3'3" (3.23m x 0.99m)

Enclosed chrome shower unit. Ceramic tiled flooring. Low flush w/c. Half pedestal wall mounted sink with chrome mixer tap.

## BEDROOM 2

10'9" x 9'5" (3.28m x 2.87m)

## BEDROOM 3

10'9" x 7'3" (3.28m x 2.21m)

Tel: 02893438090

## BATHROOM

6'1" x 6'7" (1.85m x 2.01m)

Panelled bath with overhead chrome shower unit and glazed shower screen. Fully tiled wall splashback. Low flush w/c. Half pedestal sink with chrome mixer tap and matching splashback.

## LANDING

10'7" x 6'7" (3.23m x 2.01m)

## OUTSIDE

Gardens to the front and rear. Off road parking with private driveway finished in tarmac for 2+ cars. Front exterior finished in gravel stones with paved walkway. Outside light. Fully enclosed rear garden with paved walkway and large lawn area surrounded by wooden privacy fence. Outside light. outside tap. Complete privacy to the rear with mature trees.

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.





Road Map



Hybrid Map



Terrain Map

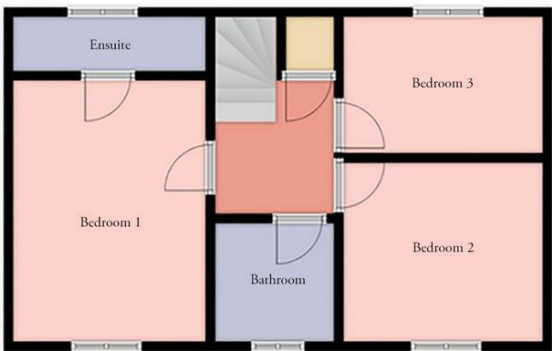


Floor Plan

109 Fairview Farm Road, Ballyclare



Ground Floor



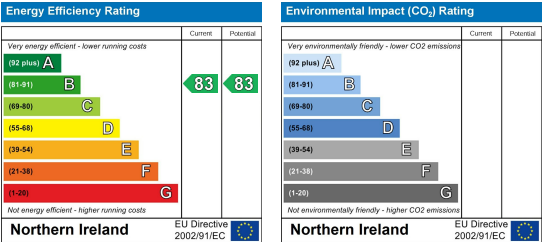
First Floor



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.