



# SALE AGREED

16 Collin View

Ballyclare, BT39 9AR





Nest Estate Agents are delighted to bring to the market this four bedroom detached bungalow in the heart of Ballyclare town. This property has been well maintained by the current owners and offers a modern finish throughout with ample living space. Internally the property offers four spacious bedrooms, lounge, modern kitchen with informal dining and family bathroom suite. The property offers plenty of outside space with both front and rear gardens, off road parking for 3+ cars with driveway finished in tarmac. Enclosed rear garden finished with lawn and patio area.

This property is close to all local amenities and conveniently located within Ballyclare town centre, off the Green Road. We anticipate there will be high interest in this property as it will appeal to a range of buyers. Call us to arrange a viewing on 028 9343 8090.

HALLWAY 13'5" x 5'6" & 14'5" x 2'11" (4.09m x 1.68m & 4.39m x 0.89m)  
External composite door with glazed inset. Outside light. Wood effect laminate flooring. Access to storage.

LIVING ROOM 10'10" x 14'4" (3.30m x 4.37m)  
Feature multi-fuel burning stove with brick surround and hearth. Wood effect luxury vinyl tile flooring.

KITCHEN/DINING 9'5" x 26'1" (2.87m x 7.95m)  
Range of high and low level shaker style units with chrome handles, contrasting marble effect formica worktops and matching upstand. Stainless steel sink with drainer and mixer tap. Integrated single oven with four ring hob and overhead stainless steel extractor canopy, glazed splashback. Plumbed for appliances. Space for fridge freezer. Wood effect tile flooring. Recessed spotlights. Access to rear garden via uPVC door. Informal dining area with uPVC window.

BEDROOM 1 10'11" x 11'4" (3.33m x 3.45m)  
Built in mirrored slide robes.

STORAGE 5'8" x 1'2" (1.73m x 0.36m)

BEDROOM 2 11'11" x 9'9" (3.63m x 2.97m)  
Feature wall panelling. Access to additional storage.

STORAGE 5'8" x 1'2" (1.73m x 0.36m)

BEDROOM 3 13'5" x 7'4" (4.09m x 2.24m)  
Wood effect laminate flooring.

BEDROOM 4 8'6" x 7'10" (2.59m x 2.39m)

BATHROOM 8'7" x 6' (2.62m x 1.83m)  
Luxury bathroom suite comprising of panelled bath with overhead electrical shower unit, low flush w/c, vanity unit with mixer taps. Fully tiled walls. Chrome towel radiator. Vinyl flooring.

STORAGE 3'2" x 3'1" (0.97m x 0.94m)

STORAGE 3'2" x 1'3" (0.97m x 0.38m)

STORAGE 2'11" x 1'3" (0.89m x 0.38m)

OUTSIDE  
Front garden laid in lawn. Driveway finished in tarmac. Enclosed rear garden with small retaining flower bed wall, garden laid in lawn with additional paved patio area. Surrounding wooden privacy fence. 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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