



2 Collinview Drive

Ballyclare, BT39 9PQ



Offers over £169,950





New to the market – 2 Collinview Drive offers a rare opportunity to purchase a charming chalet bungalow in a highly sought-after area. This well-presented home features three well-proportioned bedrooms split across two floors, providing flexible living space for a range of buyers. The spacious lounge boasts a feature fireplace, while the modern kitchen opens into a bright dining area and sunroom, perfect for everyday living and entertaining. A contemporary bathroom adds to the home's appeal. Situated on an elevated site, the property enjoys stunning views over the County Antrim hills. The beautifully kept garden is both attractive and easily maintained, making this a truly special property not to be missed.

**HALLWAY** 14'4" x 5'10" (4.37m" x 1.78m")  
Composite front door with glazed insets and glazed side panels. Access to storage.

**STORAGE** 5' x 2'10" (1.52m x 0.86m" )

**LIVING ROOM** 16'9" x 11'2" (5.11m" x 3.40m")  
Feature wood burning stove. Laminate wood flooring. Tiled hearth. Wood feature beam. Flat vertical radiator.

**BEDROOM** 3 7'9" x 9'9" (2.36m" x 2.97m")  
Laminate wood effect flooring.

**BATHROOM** 7'9" x 6'6" (2.36m" x 1.98m")  
White suite comprising large partially enclosed mains shower. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled floor. Tiled flooring, Recessed spotlights.

**FITTED KITCHEN/ DINING AREA** 24'5" x 11'2" (7.44m" x 3.40m")  
Range of high and low level units with contrasting worktops. Stainless steel sink unit with mixer taps and drainer. Integrated gas hob. Integrated electric oven. Integrated stainless steel extractor fan. Integrated dishwasher. Solid wood flooring. Access to storage. Flat vertical radiator.

**STORAGE** 2'7" x 2'1" (0.79m" x 0.64m" )

**SUNROOM** 10'5" x 19'5" (3.18m" x 5.92m")  
Solid wood flooring. Access to rear garden.

**FIRST FLOOR**

**LANDING** 3'11" x 4'2" (1.19m" x 1.27m")  
Laminate wood effect flooring.

**BEDROOM 1** 11'8" x 11'3" (3.56m" x 3.43m" )  
Access to roofspace.

**BEDROOM 2** 11'8" x 10'7" (3.56m x 3.23m")  
Laminate wood effect flooring.

**OUTSIDE**

Wrap around garden and drive with feature paving. Bordered by mature shrubbery and flower beds. Outdoor tap. Outdoor lighting. External power sockets. Tarmac driveway.

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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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		

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