



FOR SALE

3 Grange Valley Drive

Ballyclare, BT39 9HB

Offers over £159,950



Nest Estate Agents are thrilled to bring to the market 3 Grange Valley Drive, an excellent opportunity for first-time buyers or those wishing to downsize. Situated in a highly desirable and well-established area of Ballyclare, this charming bungalow offers flexible living accommodation with the option to configure as either three bedrooms and one reception room, or two bedrooms and two reception rooms, depending on your needs. The property features a bright kitchen with space for informal dining, a modern white bathroom suite, and benefits from both front and rear gardens along with a detached single garage. While some modernisation is required, the home has been clearly well maintained and offers fantastic potential. Conveniently located within walking distance to local amenities, park, public transport links, and leading local schools. Early viewing is strongly recommended to fully appreciate all this home has to offer. Call Nest today to arrange a viewing on 028 9343 8090

PORCH 9'9 x 3'10 (2.97m x 1.17m)

uPVC front door with feature glazed side panels and insets. Tiled flooring. Access to storage.

STORAGE 3'11 x 3'2 (1.19m x 0.97m)

LIVING ROOM 13'5 x 16'5 (4.09m x 5.00m)

Feature electric fire with wood surround with matching mantle and hearth. Recessed spotlights.

BEDROOM 1 9' x 13'3 (2.74m x 4.04m)

Built in furniture.

BEDROOM 2 9'10 x 7'4 (3.00m x 2.24m)

Access to storage.

STORAGE 4'8 x 1'8 (1.42m x 0.51m)

BEDROOM 3/ **DINING ROOM** 9'10 x 9'4 (3.00m x 2.84m)

Laminate wood effect flooring.

BATHROOM 6'1 x 6'1 (1.85m x 1.85m)

White suite comprising paneled bath with mixer taps and overhead electric shower. Low flush W.C. Pedestal wash hand basin with mixer taps. Heated chrome towel rail.

FITTED KITCHEN 15'11 x 13'5 (4.85m x 4.09m)

Range of high and low level units with contrasting wood worktops. Stainless steel sink unit with drainer and mixer taps. Space for oven/hob. Space for fridge freezer. Feature display cabinets. Tiled splashback. Tiled flooring. Access to rear garden. Recessed spotlights.

HALLWAY 12'6 x 2'11 (3.81m x 0.89m)

Access to storage.

STORAGE 3 x 2'3 (0.91m x 0.69m)

GARAGE 18'7 x 11'11 (5.66m x 3.63m)

Up and over door.

OUTSIDE

Rear enclosed garden with laid in lawn bordered by mature shrubbery. Feature paved seating area. outdoor tap.

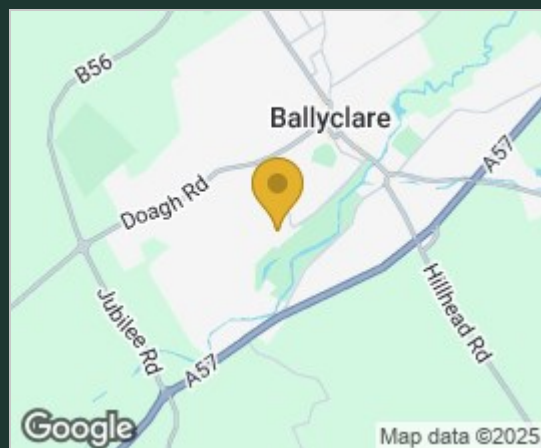
Front laid in lawn bordered with mature shrubbery.

Tarmac finished driveway for multiple cars. 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.

Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.



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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Northern Ireland		Northern Ireland	

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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