



71 Fairview Farm Road

Ballyclare, BT39 9LB

Offers over £179,950



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 a modern fitted kitchen area with informal dining, utility room, family lounge with feature fireplace, three well proportioned bedrooms and modern family bathroom suite. Off road parking is available with private driveway finished in tarmac and enclosed rear garden laid in lawn, patio area ideal for entertaining and 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 our office on 028 9343 8090.

HALLWAY 5'10" x 4'4" (1.78m x 1.32m)
uPVC external door. Entrance hall leading to stairway and lounge.

LIVING ROOM 11'7" x 15'9" (3.53m x 4.80m)
Wood effect laminate flooring. Feature electrical fireplace.

KITCHEN 11'2" x 11'9" (3.40m x 3.58m)
Range of high and low shaker style units with contrasting formica worktops. Recessed triglo plinth spotlights. 1 1/2 chrome bowl sink unit with drainer and chrome mixer tap. Tiled splashback. Integrated oven and grill with four ring electric hob. Overhead extractor fan. Integrated fridge freezer. Ceramic tiled flooring. uPVC rear door with glazed insets.

TOILET 5'5" x 3'3" (1.65m x 0.99m)
Low flush w/c. Floating pedestal sink with chrome mixer tap. Tiled splashback.

UTILITY 3'3" x 5'2" (0.99m x 1.57m)

BEDROOM 1 15'4" x 8'3" (4.67m x 2.51m)

BEDROOM 2 11'4" x 8'5" (3.45m x 2.57m)

BEDROOM 3 7'9" x 7'6" (2.36m x 2.29m)

BATHROOM 6'11" x 8'5" (2.11m x 2.57m)
Three piece bathroom suite compromising of panelled bath with overhead chrome shower. Half-pedestal sink with chrome mixer tap. Tiled splashback, partially tiled walls.

STORAGE 2'10" x 3'1" (0.86m x 0.94m)

LANDING 6'7" x 10'6" (2.01m x 3.20m)

OUTSIDE
Beautifully maintained front and rear garden, paved walkway leading to property entrance with lawn area. Rear enclosed garden accessible via uPVC french doors, paved walkway and patio area, lawn, surrounding wooden privacy fence.

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		
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.