

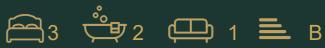


71 Fairview Farm Road

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.

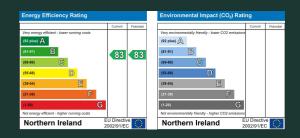
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Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.









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