



FOR SALE

89 Clare Heights

Ballyclare, BT39 9SB

Offers over £219,950



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Nest Estate Agents are delighted to bring to the market this well presented four bedroom detached property within the heart of Ballyclare, situated on a generous site within Clare Heights development, located off the Doagh Road. Internally the property boasts three reception rooms, four bedrooms, fitted kitchen, family bathroom and integral garage. Externally the property offers a low maintenance site with both front and rear gardens and a private driveway with off road parking. This is a rare opportunity to purchase a detached property offering great potential within a popular, quiet development. Conveniently located within walking distance to many local amenities such as shops, cafes, restaurants and libraries. This address also falls within the catchment area for the areas local leading Primary and Secondary Schools. It would make an ideal home for growing families, first time buyers or downsizers alike. Other attributes include uPVC frames and oil fired central heating (recently upgraded warmflow condensing boiler), floored attic space and no onward chain involved.

We anticipate high interest in this property and encourage early viewing. Contact our office today to arrange a personal viewing and speak to one of our agents on 028 9343 8090.

HALLWAY

5'6" x 7'8" (1.68m x 2.34m)

uPVC external door with glazed insets. Access to stairway, front reception and downstairs w/c.

TOILET

5'6" x 2'8" (1.68m x 0.81m)

Low flush w/c. Pedestal sink with chrome taps.

LIVING ROOM

10'5" x 18'3" (3.18m x 5.56m)

Open fire finished in brick and slate surround. Large uPVC window. Cornice ceilings.

DINING ROOM

10'9" x 8'9" (3.28m x 2.67m)

Large archway leading to sunroom.

KITCHEN

12'5" x 10'9" (3.78m x 3.28m)

Range of high and low level fitted units. Integrated oven and hob. Overhead extractor fan. Tiled splashback. Plumbed for appliances. Stainless steel sink with mixer taps and drainer. Tile effect flooring.

STORAGE

2'11" x 4" (0.89m x 1.22m)

SUN ROOM

11' x 21'4" (3.35m x 6.50m)

uPVC frames. Access to rear garden. Ceramic tiled flooring. Recessed spotlights.

BEDROOM 1

10'5" x 11'5" (3.18m x 3.48m)

Built-in wardrobe and additional storage cupboard.

ATTIC

7'10" x 22'4" (2.39m x 6.81m)

STORAGE

1'10" x 7" (0.56m x 2.13m)

BEDROOM 2

10'5" x 9'9" (3.18m x 2.97m)

Built-in wardrobe.

Tel: 02893438090

BEDROOM 3

14'3" x 8'6" (4.34m x 2.59m)

BEDROOM 4

7'5" x 6'9" (2.26m x 2.06m)

STORAGE

2'11" x 2'7" (0.89m x 0.79m)

LANDING

10'9" x 5'8" (3.28m x 1.73m)

Access to roofspace.

STORAGE

2'1" x 3'2" (0.64m x 0.97m)

BATHROOM

5'9" x 6'9" (1.75m x 2.06m)

White suite comprising pedestal basin with chrome taps, low flush w/c. Panelled bath with Triton shower. Partially tiled walls.

GARAGE

9'2" x 22'4" (2.79m x 6.81m)

Up and over door. Power and electrical sockets.

OUTSIDE

Large driveway offering off road parking for 2+ cars, finished in tarmac. Low maintenance front garden finished in lawn with a range of additional shrubs and plants. Border hedging offering additional privacy. Side access via tarmac pathway leading to rear of the property. Rear garden finished in lawn, paved patio. uPVC oil tank. 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.

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.



Road Map



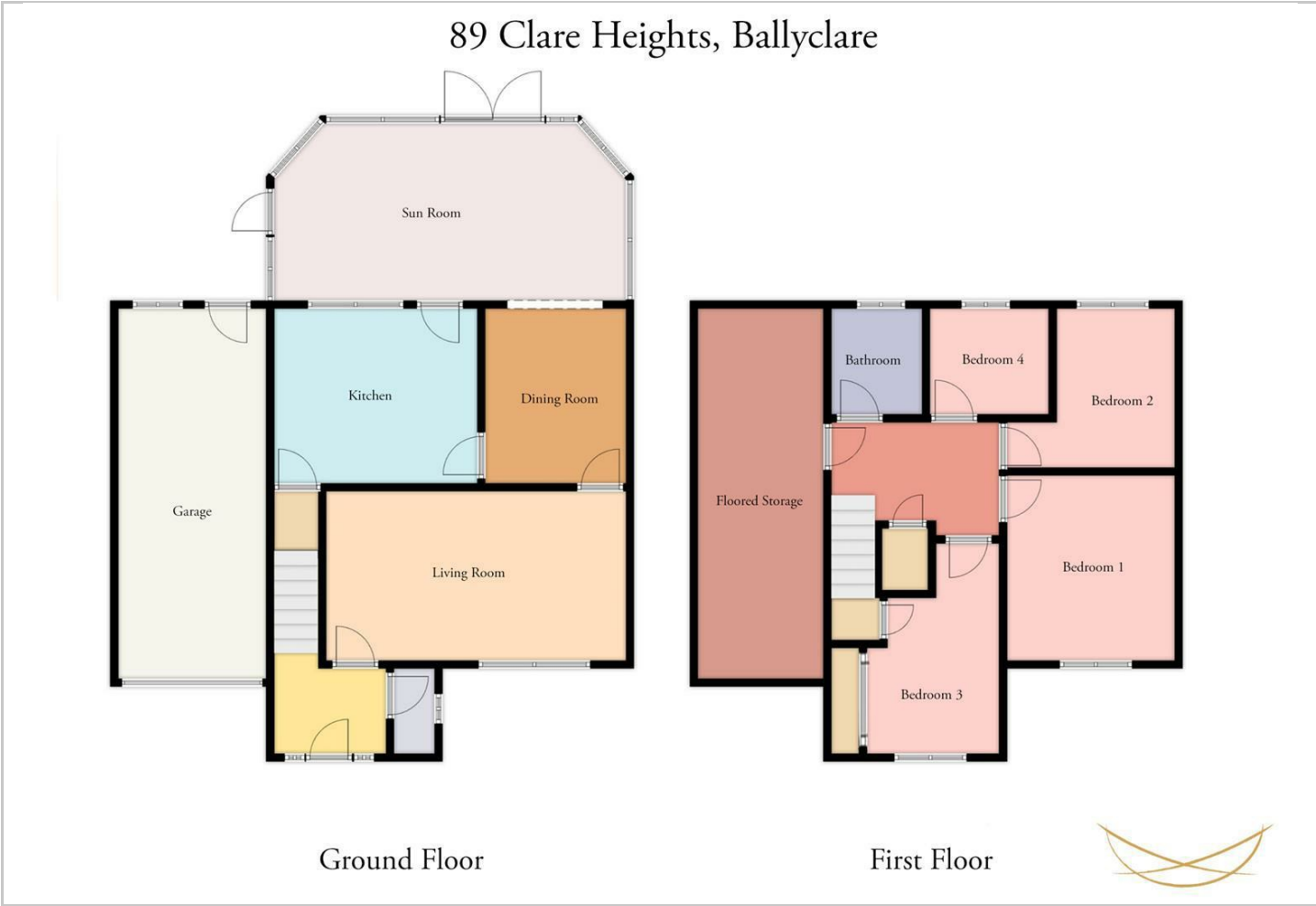
Hybrid Map



Terrain Map



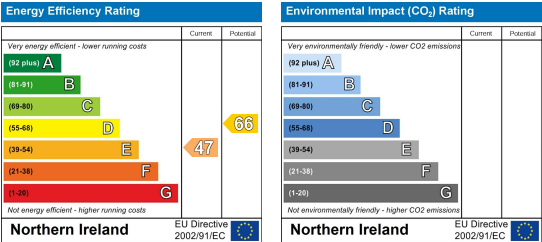
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.