



FOR SALE

15 River Hill Manor

Ballyclare, BT39 9ZH



Offers over £179,950



Perfectly positioned within a quiet and well-established residential development just off the Ballynure Road, 15 River Hill Manor presents a fantastic opportunity to purchase a deceptively spacious semi-detached home in the heart of Ballyclare. Offering a superb blend of comfort, practicality and convenience, this attractive property is ideally suited to first-time buyers, young families or those seeking to downsize to a low-maintenance home without sacrificing internal space.

Internally, the property has been thoughtfully laid out to provide bright and well-proportioned accommodation throughout. The welcoming entrance hall leads to a spacious lounge, ideal for both relaxing and entertaining, while the modern fitted kitchen with informal dining area creates the perfect hub for everyday family life. A convenient downstairs W/C further enhances the practicality of the ground floor.

Upstairs, there are three generously sized bedrooms, including a superb principal bedroom complete with ensuite shower room, alongside a contemporary family bathroom finished to a modern standard.

Externally, the home continues to impress with attractive front and rear gardens designed for ease of maintenance and outdoor enjoyment. The rear garden benefits from feature paving, planted areas and a charming vegetable patch, offering an ideal space for entertaining, gardening enthusiasts or simply unwinding outdoors.

The location is sure to appeal to a wide range of purchasers, with Ballyclare town centre, local schools, parks, leisure facilities, cafés and shops all within easy walking distance. Excellent transport links also provide straightforward access to surrounding towns and Belfast, making this a highly convenient setting for commuters.

Combining spacious accommodation, modern finishes and a highly desirable location, 15 River Hill Manor is a home that will appeal to a broad range of buyers seeking comfort, convenience and excellent value in a sought-after area.

HALLWAY 22'11 x 6'11 (6.99m x 2.11m)
Hardwood front door. Tiled flooring.

DOWNSTAIRS W/C 3'1 x 7'2 (0.94m x 2.18m)
White suite comprising semi pedestal wash hand basin with mixer taps. Low flush W/C. Tiled flooring. Tiled splashback.

LIVING ROOM 12'3 x 15'5 (3.73m x 4.70m)
Laminate wood effect flooring.

FITTED KITCHEN 13'8 x 19'6 (4.17m x 5.94m)
Range of high and low level units with contrasting formica worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Integrated electric oven. Integrated gas hob. Space for washing machine. Space for dishwasher. Integrated fridge freezer. Tiled splashback. Tiled flooring. Recessed spotlights. Patio doors to rear garden.

FIRST FLOOR

BEDROOM 1 12'3 x 12'3 (3.73m x 3.73m)

ENSUITE 9'8 x 3'2 (2.95m x 0.97m)
White suite comprising fully enclosed shower unit. Semi pedestal wash hand basin with mixer taps. Low flush W/C Heated chrome towel rail. Tiled flooring. Tiled splashback.

BEDROOM 2 13'1 x 11'1 (3.99m x 3.38m)
Laminate wood effect flooring.

BEDROOM 3 9'3 x 10'2 (2.82m x 3.10m)
Laminate wood effect flooring.

BATHROOM 7 x 7'1 (2.13m x 2.16m)
White suite comprising paneled bath with mixer taps and overhead shower. Semi pedestal wash hand basin with mixer taps. Low flush W/C. Tiled flooring. Partially tiled walls.

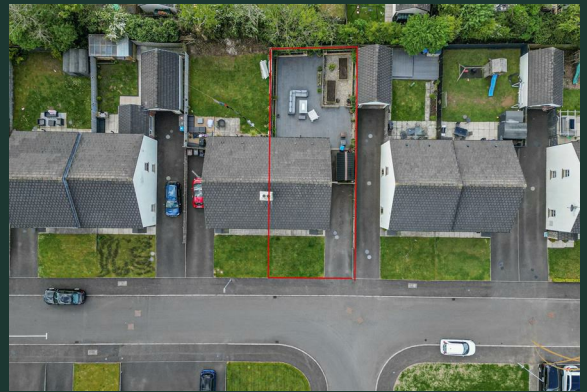
LANDING 12'2 x 8'3 (3.71m x 2.51m)
Access to storage. Access to roofspace.

STORAGE 2'2 x 3'2 (0.66m x 0.97m)

OUTSIDE

Front laid in lawn. Tarmac finished driveway.

Rear feature paving bordered by raised flower beds. Fenced off vegetable patch with raised beds and stoned pathway. Outdoor light. Outdoor tap.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

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