



10 Russellstown Road

Gracehill, BT41 1HP

Offers over £104,950



Nest Estate Agents are thrilled to bring to the market this quaint mid terrace property nestled in the sought-after semi-rural setting of Gracehill, Ballymena. This charming 2-bedroom mid-terrace home enjoys a peaceful location just a short walk from the vibrant village of Galgorm and moments from the scenic Maine River Walk and Gallahers Path. With easy access to nearby Ahoghill, Cullybackey, and Ballymena town centre via Galgorm Road, the location offers a mixture of countryside charm with excellent convenience and falls within the catchment area for some of Ballymena's schools including Gracehill Primary School. The property itself boasts a spacious kitchen/diner, a cosy lounge with feature fireplace, two well-appointed bedrooms with built-in wardrobes, a modern bathroom, and a generous rear garden—ideal for relaxing or entertaining. Rarely do homes in this price bracket become available in Gracehill, so early viewing is highly recommended, this will be an ideal property for first-time buyers, downssizers or investors. Contact Nest today to arrange a viewing on 028 9343 8090.

- HALLWAY 2'8" x 3'4 (0.81m x 1.02m)
External uPVC door with glazed inset. Stairs leading to first floor.
- LIVING ROOM 10'2 x 10'10" (3.10m x 3.30m)
Traditional feature cast iron fireplace with tiled inset and hearth. Wood effect laminate flooring. Entrance to kitchen.
- KITCHEN 14'3 x 12'9 (4.34m x 3.89m)
Range of high and low level shaker style units with chrome handles and contrasting formica worktops. 1 and 1/2 Stainless steel sink unit and drainer. Integrated 4 ring electric hob, overhead stainless steel extractor fan. Plumbed for appliances. Part tiled walls. Tile effect composite flooring. Access to storage. uPVC door with glazed inset leading to rear garden.
- STORAGE 2'8 x 4'10 (0.81m x 1.47m)
- FIRST FLOOR
- BEDROOM 1 12'10 x 11'2 (3.91m x 3.40m)
Range of luxury built-in wardrobes and pull out storage. Velux window.
- BEDROOM 2 14'2 x 9'8 (4.32m x 2.95m)
Range of built-in wardrobes.
- BATHROOM 5'6 x 7'3 (1.68m x 2.21m)
Three piece family bathroom suite comprising panelled bath with chrome taps and overhead triton shower, glazed shower screen. Low flush w/c. Chrome towel rail. uPVC tile effect multipaneled walls.
- LANDING 2'11 x 6'7 (0.89m x 2.01m)
- OUTSIDE
Tarmac yard to rear with large shed. Brick boiler house. Access to spacious garden laid in lawn. On street parking to front of house.

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