



11 Glen Mews

Ballyclare, BT39 9GH



Offers over £134,950



Welcome to 11 Glen Mews, a well-maintained end townhouse ideally located just off the Green Road in the popular and established Glen Mews development. This attractive home features three well-proportioned bedrooms, a modern shower room, a spacious lounge with a feature fireplace, and a contemporary kitchen with an informal dining area. Outside, you'll find a private front driveway and an enclosed rear garden—perfect for relaxing or entertaining. Conveniently situated within walking distance of local shops, amenities, and in the catchment area for excellent schools, this property is an ideal choice for first-time buyers or investors alike. Early viewing is highly recommended!

PORCH 3'7 x 3'10 (1.09m x 1.17m)
uPVC front door with feature glazed inset.

LIVING ROOM 15'8 x 12'2 (4.78m x 3.71m)
Feature open fire with tiled hearth. Laminate wood effect flooring.

HALLWAY 2'9 x 3 (0.84m x 0.91m)
Laminate wood effect flooring.

FITTED KITCHEN 15'8 x 10'6 (4.78m x 3.20m)
Range of high and low level units with contrasting formica worktops. Stainless steel 1.5 sink bowl unit with drainer with mixer taps. Integrated electric oven and hob. Integrated extractor fan. Space for washing machine. Space for fridge freezer. Access to storage. Access to rear garden.

STORAGE 5 x 2'10 (1.52m x 0.86m)

FIRST FLOOR

BEDROOM 1 12'3 x 12'2 (3.73m x 3.71m)
Built in wardrobes.

STORAGE 3'4 x 3'7 (1.02m x 1.09m)

BEDROOM 2 10'7 x 8'2 (3.23m x 2.49m)
Built in wardrobe. Laminate wood effect flooring.

STORAGE 3'4 x 3'7 (1.02m x 1.09m)

BEDROOM 3 7'11 x 6 (2.41m x 1.83m)
Built in storage.

BATHROOM 7'1 x 7'2 (2.16m x 2.18m)
Modern white suite comprising large shower unit. Low flush W/C. Vanity style sink unit. Heated towel rail. Tiled walls. Tiled flooring.

LANDING 7'2 x 10'7 (2.18m x 3.23m)

STORAGE 2'6 1'8 (0.76m 0.51m)

OUTSIDE
Enclosed rear garden with feature decking and paving. Outdoor tap. Outdoor light.

Private driveway for two cars.

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.

11 The Square Ballyclare, Co.Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com