



# FOR SALE

69 Mill Road

Ballyclare, BT39 9DZ



Offers over £85,000



An exciting opportunity awaits at 69 Mill Road, Ballyclare – a charming bay-fronted property offering fantastic potential for investors and first-time buyers alike. This three-bedroom, two-bathroom home features a spacious open-plan kitchen and dining area, providing the perfect layout for modern living and entertaining.

While the property would benefit from modernisation, it offers a superb foundation to create a stylish and comfortable home tailored to your own taste. Boasting a fitted kitchen, a welcoming front garden, and a generous enclosed rear garden, the property enjoys an excellent site with plenty of outdoor space to enhance and enjoy.

With its character, space, and undeniable potential, 69 Mill Road presents a wonderful opportunity to add value and create a truly special home.

**PORCH** 3'2 x 3'5 (0.97m x 1.04m)

uPVC front door with feature glazed inset and overhead glazed panel. Internal hardwood door with glazed inset.

**HALLWAY** 10'1 x 3'5 (3.07m x 1.04m)

**LOUNGE/ DINING ROOM** 23 x 10'10 (7.01m x 3.30m)

Bay front window. Feature open fire with tiled inset and hearth. Ornate mahogany surround and mantle. Laminate wood effect flooring.

**FITTED KITCHEN** 14'4 x 18'8 (4.37m x 5.69m)

Range of high and low units with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Space for cooker. Stainless sink extractor fan. Space for washing machine. Tiled flooring. Breakfast bar area.

**STORAGE** 2'6 x 7 (0.76m x 2.13m)

**BEDROOM** 3 9'6 x 9'11 (2.90m x 3.02m)

**ENSUITE** 6'9 x 5'2 (2.06m x 1.57m)

White suite comprising electric shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled splashback.

**REAR HALLWAY** 9'11 x 2'10 (3.02m x 0.86m)

**GARAGE** 14'8 x 12'6 (4.47m x 3.81m)

Outside toilet. Light and power.

#### FIRST FLOOR

**BEDROOM 1** 14'5 x 12'3 (4.39m x 3.73m)

Bay fronted window.

**BEDROOM 2** 8'6 x 10'2 (2.59m x 3.10m)

**LANDING** 6'11 x 14'1 (2.11m x 4.29m)

Access to roofspace.

**BATHROOM** 6'11 x 9'3 (2.11m x 2.82m)

White suite comprising a paneled bath. Low flush W/C. Pedestal wash hand basin. Partially tiled walls.

**STORAGE** 3 x 2'2 (0.91m x 0.66m)

#### OUTSIDE

Rear enclosed gardens with laid in lawns, mature shrubbery and paving. Parking.

Front garden with laid in lawns bordered by mature shrubbery.

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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	EU Directive 2002/91/EC