



52 Fairview Farm Road

Ballyclare, BT39 9LB



Offers over £189,950



Situated within the recently constructed and highly regarded Fairview Farm development on the Doagh Road, 52 Fairview Farm Road is a beautifully presented end townhouse offering stylish, modern living in a highly convenient location.

Occupying an excellent corner site, the property benefits from extensive outdoor space with front, side and rear gardens, a paved patio area ideal for entertaining, and a generous driveway providing parking for multiple vehicles.

Inside, the home offers bright and well-proportioned accommodation throughout, including a spacious lounge and a modern shaker-style kitchen with integrated appliances and an informal dining area. Upstairs there are three well-proportioned bedrooms and a contemporary white family bathroom suite, while a convenient downstairs W.C. adds further practicality.

Within walking distance of local schools, shops and Ballyclare's many amenities, this attractive home is perfectly suited to first-time buyers and those seeking a modern property in a popular residential setting.

HALLWAY 4'3 x 4'9 (1.30m x 1.45m)
uPVC front door with over glazed panel. Tiled flooring.

LIVING ROOM 15'11 x 11'9 (4.85m x 3.58m)
Feature flame effect inset fire. Access to storage.

STORAGE 3'3 x 5'3 (0.99m x 1.60m)

FITTED KITCHEN 11'1 x 15'5 (3.38m x 4.70m)
Shaker style kitchen with a range of high and low level units, formica contrasting worktops. Integrated fridge freezer. Integrated electric hob. Integrated electric oven. Integrated extractor fan. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Dishwasher. Washing machine. Tumble dryer. Tiled splashback. Tiled flooring. Feature kickboard lighting. Access to rear garden.

DOWNSTAIRS W/C 3'4 x 5'5 (1.02m x 1.65m)
White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

FIRST FLOOR

BEDROOM 1 13'2 x 8'4 (4.01m x 2.54m)

BEDROOM 2 12'4 x 8'4 (3.76m x 2.54m)

BEDROOM 3 7'7 x 7'9 (2.31m x 2.36m)

BATHROOM 6'8 x 8'2 (2.03m x 2.49m)
White suite comprising paneled bath with mixer taps and overhead shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback. Recessed spotlights.

LANDING 10'9 x 6'9 (3.28m x 2.06m)
Access to storage. Access to roofspace.

STORAGE 2'6 x 2'11 (0.76m x 0.89m)

OUTSIDE
Extensive rear garden with laid in lawn. Paved patio area. Shed. Outdoor tap. Outdoor lighting.

Front laid in lawn. EV charging point. Tarmac finished driveway for multiple vehicles.

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.

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