

10 Fairview Farm Way, Ballyclare, BT39 9XG



- End Townhouse
- 4 Bedrooms
- 1+ Receptions
- Open Plan Kitchen/Living/Dining Aspect
- Master Bedroom With Deluxe En Suite
- Furnished Downstairs Cloakroom
- Modern Family Bathroom
- Popular Convenient Location
- Gas Fired Central Heating
- Double Glazed Windows



PRICE Offers Over £184,950

Situated in a popular established development, positioned off Doagh Road in Ballyclare within easy walking distance to the town centre. This contemporary end townhouse enjoys a well planned living layout comprising of 4 bedrooms, 1+ receptions, kitchen with living/dining aspect and a private enclosed garden to rear. Externally there are two private parking bays. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Hardwood front door with glazed side panel to:

ENTRANCE HALL

Ceramic tiled flooring.

FURNISHED CLOAKROOM

Comprising push button flush w.c and pedestal wash hand basin with mixer tap. Tiled floor.

LOUNGE 18'0" x 15'1"

At widest points. Feature polished granite fireplace and hearth with inlaid gas fire. Built in storage cupboard housing gas fired boiler. Solid oak flooring. Stairwell to first floor.



KITCHEN/DINING 19'1" x 14'0"

Equipped with a comprehensive range of high and low level modern fitted units in cream gloss with co-ordinating work surfaces. Built in 4 ring gas hob with under bench oven and overhead stainless steel extractor fan. Fixed centre island with inlaid stainless steel sink unit with mixer tap and storage cupboards. Integrated fridge/freezer. Space for freestanding dishwasher. Plumbed for automatic washing machine. Ceramic tiled flooring. French doors to enclosed rear garden.



FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 10'1" x 9'1"

Glazed door to:-

ENSUITE SHOWER ROOM

Superb white three piece suite comprising vanity unit with under bench cupboard storage and overhead wall mounted cupboard with light up mirror, push button flush wc and shower enclosure with sliding screen doors and thermostatically controlled shower. Complementary wall tiling. Ceramic tiled flooring.



BEDROOM 2 9'1" x 9'1"

BEDROOM 3 9'1" x 9'1"



BEDROOM 4 9'1" x 7'5"

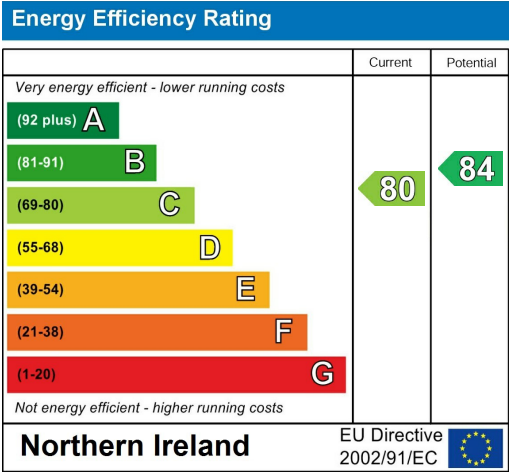
MODERN FAMILY BATHROOM

Comprising paneled bath with fixed shower screen. Thermostatically controlled shower. Button flush w.c. Modern gloss vanity unit with wash hand basin and tiled splashback. Fitted mirror with storage cupboard. Heated towel rail. Decorative wall tiling. Tiled floor.



OUTSIDE

- Front garden in shrub beds.
- Designated car parking.
- Fully enclosed garden to rear laid in lawn.
- Paved patio area. Outside lighting.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



The Mortgage Shop

You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.