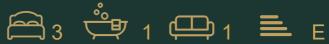




## 21 Fernlea Gardens

Ballyclare, BT39 9EJ

Offers over £109,950











Nest Estate Agents are delighted to bring to market this well presented three bedroom mid terrace property, situated in the heart of Ballyclare. This property comprises of three bedrooms, family bathroom, large living room and open plan kitchen/ dining area. Externally the property enjoys front garden finished in lawn and fully enclosed low maintenance rear garden finished in brick paving with outbuilding (currently converted to playroom but could benefit from multiple uses). The property is conveniently located close to the town centre, within walking distance to local school, shops, public transport links and local parks- including Sixmile River Park. This property would ideally suit first time buyers, those looking to downsize or an investor. Other attributes include oil heating, double glazing. Early viewing highly recommended.

HALLWAY 4' x 4' (1.22m x 1.22m)

External uPVC door with glazed insets. Access to lounge and stairway.

LIVING ROOM 14'10 x 15'2 (4.52m x 4.62m)

Wood effect laminate flooring. Feature fireplace with electric inset.

KITCHEN 19'10 x 9'10 (6.05m x 3.00m)

Range of high and low level modern unites, contrasting formica worktops. Stainless steel 1.5 bowl sink unit. Stainless steel extractor fan with contemporary glass splashback. Plumbed for appliances. Matching breakfast bar area. Ceramic tiled flooring. uPVC external door leading to rear garden.

BEDROOM 1 15'4 x 10'4 (4.67m x 3.15m)

STORAGE 3'1 x 2' (0.94m x 0.61m)

BEDROOM 2 15'4 x 8'6 (4.67m x 2.59m)

Built in wardrobe. Wood effect laminate flooring.

STORAGE 3'1 x 2' (0.94m x 0.61m)

BEDROOM 3 9'6 x 7'4 (2.90m x 2.24m)

BATHROOM 5'10 x 5'5 (1.78m x 1.65m)

Family three piece white suite comprising of panelled bath, vanity unit with mixer tap and low flush w/c. Electric shower unit over bath. Chrome towel radiator. Fully panelled walls.

LANDING 7'4 x 5'10 (2.24m x 1.78m)

PLAYROOM 13'3 x 8'8 (4.04m x 2.64m)

Wood effect laminate flooring. uPVC clad ceiling. Central heating and electrics.

UTILITY 5'2 x 9'6 (1.57m x 2.90m)

STORE 7'2 x 12'10 (2.18m x 3.91m)

## OUTSIDE

Front garden laid in lawn with concrete pathway. Rear garden finished in paving. Access to outbuildings. uPVC oil tank. Outside tap. Outside light.

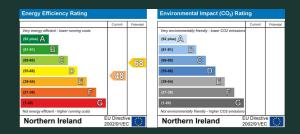
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Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.









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