



SALE AGREED

21 Fernlea Gardens

Ballyclare, BT39 9EJ



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.

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.