



FOR SALE

19 Main Street

Straid, Ballyclare, BT39 9NE

Offers over £129,950



Presenting an exciting renovation project with masses of potential, located at 19 Main Street, Straid in Ballyclare. This property offers a fantastic opportunity to create your dream home. With four generously sized bedrooms, including a master with its own ensuite, this home is perfect for family living. The spacious reception room provides a welcoming space for entertaining, while the large kitchen with an informal dining area offers endless possibilities for modern upgrades. The family bathroom suite provides a solid foundation for a stylish renovation. Set in a charming location with easy access to local amenities, this property is brimming with potential, waiting for someone to bring it to life. Ideal for those with a vision and a passion for renovation!

In addition to its spacious interior, this property boasts a large rear yard, offering plenty of space for outdoor activities, gardening, or potential extensions. The yard also features a single garage, providing ample storage or workshop space. Whether you're looking to expand the property, create a garden oasis, or simply enjoy the outdoors, this large rear yard adds even more value and versatility to the home.

**PORCH** 4'6 x 6'2 (1.37m x 1.88m)

uPVC front door with glazed panel. Glazed entrance porch. Vinyl flooring.

**ENTRANCE HALLWAY** 3'10 x 4'10 (1.17m x 1.47m)

Laminate wood effect flooring.

**LIVING ROOM** 12'4 x 12 (3.76m x 3.66m )

Feature open fire with marble effect tile surround with contrasting hearth and mantle. Laminate wood effect flooring. Display shelving.

**FITTED KITCHEN** 15'11 x 15 (4.85m x 4.57m)

Country style fitted kitchen with range of high and low level unit with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Integrated electric oven and hob. Integrated extractor fan. Glass display cabinets. Plumbed for washing machine/ dish washer. Tiled floor. Access to rear garden. . Access to storage

**STORAGE** 7'7 x 3'3 (2.31m x 0.99m)

**BEDROOM 2** 13'5 x 10'1 (4.09m x 3.07m)

Laminate wood effect flooring.

**ENSUITE** 3'10 x 9'11 (1.17m x 3.02m)

White suite comprising fully enclosed shower unit. Vanity style sink unit with mixer taps. Low flush W/C. Laminate wood effect flooring. Tiled walls.

**FIRST FLOOR**

**LANDING** 6'6 x 6'7 (1.98m x 2.01m)

**HALLWAY** 19'8"26'2" x 9'10" (6'8 x 3)

**BEDROOM 1** 12'3 x 15'10 (3.73m x 4.83m)

Access to roofspace.

**BEDROOM 3** 10'4 x 11'4 (3.15m x 3.45m)

**BEDROOM 4** 10 x 11'7 (3.05m x 3.53m)

**FAMILY BATHROOM** 8'10 x 6'5 (2.69m x 1.96m)

Cream suite comprising a paneled bath with mixer taps and hand held shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Laminate wood effect flooring.

**OUTSIDE**

Paved rear yard. Outdoor tap. Outdoor lights.

**GARAGE** 12'9 x 19 (3.89m x 5.79m)

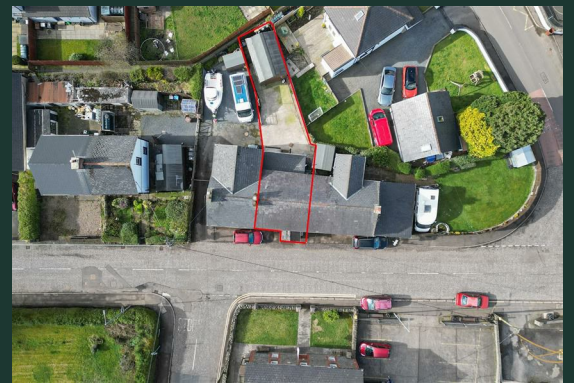
Roller shutter. Power and light.

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 The Square Ballyclare, Co.Antrim, BT39 9BB  
Tel: 02893438090 Email: hello@nestestateagents.com



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