

# 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.*

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**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"

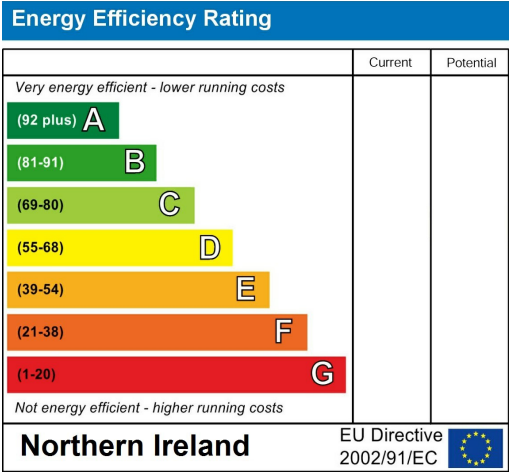
## MODERN FAMILY BATHROOM

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.**

Relying on a mortgage to finance your new home?

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