

85 Fairview Farm Road, Ballyclare, BT39 9LB



- Modern Semi Detached
- 3 Bedrooms
- 1 Reception
- Well Regarded Modern Development
- Luxury Shaker Style Kitchen
- Modern Family Bathroom
- Ground Floor Furnished Cloakroom
- Well Presented Throughout
- Perfect For First Time Buyers
- PVC Double Glazing/ Gas Central Heating



PRICE Offers Over £194,950

Situated in a popular established development, positioned off the Doagh Road in Ballyclare within easy walking distance to the town centre. This modern semi detached enjoys a well planned living layout comprising of 3 bedrooms, 1 reception, kitchen with dining aspect and a private enclosed garden to rear. 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

Front door into:-

ENTRANCE HALL

With tiled floor.

LOUNGE 16'6" x 10'9"

Feature wall with bespoke fitted low level storage bays and fixed four tier display shelves. Quality laminate plank flooring. Understair storage cupboard.

LUXURY SHAKER KITCHEN 11'7" x 11'6"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting wood effect work surfaces. Single drainer stainless steel sink unit with swan neck tap. Integrated oven with four ring hob and overhead extractor fan housed in stainless steel canopy. Integrated fridge freezer. Tiled floor. Complementary wall tiling.



REAR HALL

Tiled floor extending into:-

FURNISHED MODERN CLOAKROOM

Comprising button flush w.c, wash hand basin with monobloc tap and tiled splashback.

FIRST FLOOR

BEDROOM 1 15'6" x 8'3"

Dual window aspect. Feature accent part panelled wall with twin fitted bedside lights. Quality laminate plank flooring.

BEDROOM 2 8'6" x 11'3"

Quality laminate plank flooring.



BEDROOM 3 7'8" x 7'4"

Quality laminate plank flooring.

MODERN FAMILY BATHROOM

Comprising button flush w.c, semi pedestal wash hand basin with monobloc tap and tiled splashback and panelled bath with fixed shower screen and shower attachment. Tiled floor. Complementary wall tiling.

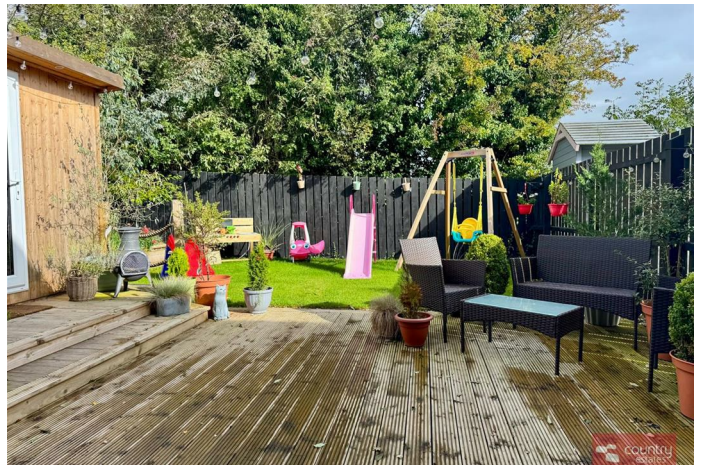
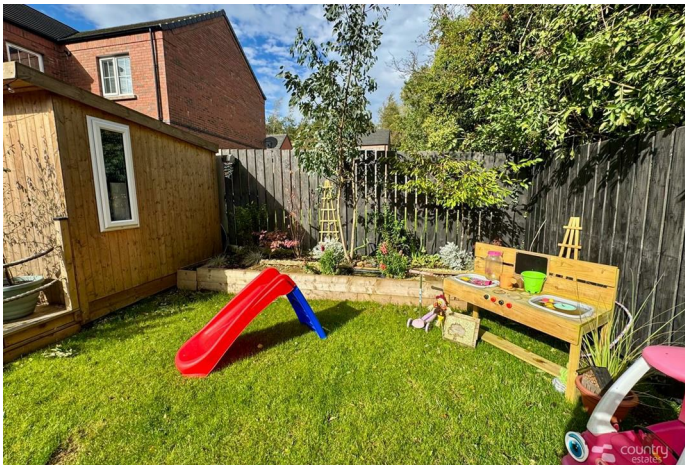



OUTSIDE

Neat well maintained garden to front in lawn.

Driveway to side with ample parking.

Private enclosed garden to rear screened by perimeter fence. Laid in neat lawn with extensive decked area. Perfect for family barbecues.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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