

67 Fairview Farm Road, Ballyclare, BT39 9LB



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Superb Private Gardens To Rear
- Luxury Shaker Fitted Kitchen
- Deluxe Family Bathroom
- Furnished Cloakroom
- PVC Double Glazed Windows/ Gas Heating
- Private Driveway To Side
- Excellent First Time Buy

PRICE Offers Over £169,950

Positioned within a popular modern development. This 3 bedroom semi detached is an excellent purchase for a first time buyer searching for a well presented home on a superb private site at a realistic price. An early viewing is 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:-

WELL PRESENTED ENTRANCE HALL

Tiled floor.

LOUNGE 15'8" x 11'7"

At max. Modern feature wall mounted electric fire. Understair storage cupboard.



LUXURY SHAKER KITCHEN 11'3" x 11'7"

Equipped with a comprehensive range of high and low level fitted shaker style units in dove grey with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. A host of integrated appliances including oven with 4 ring hob and overhead extractor fan housed in stainless steel canopy, fridge freezer and washer/ dryer. Part tiled walls. Tiled floor.

REAR PORCH

Leading to:-

FURNISHED CLOAKROOM

Comprising wash hand basin with monobloc tap and button flush w.c. Tiled splashback. Tiled floor.



FIRST FLOOR

BEDROOM 1 15'3" x 8'3"

At max. Dual window aspect.

BEDROOM 2 11'3" x 8'6"



BEDROOM 3 8'10" x 7'6"

DELUXE MODERN WHITE BATHROOM


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



OUTSIDE

Neat garden to front in lawn.
Driveway to side for off street private parking.
Large private garden to rear screened by perimeter fence laid in neat lawn.
Extensive decked area perfect for summer barbeques or evening entertaining.



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

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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