



FOR SALE

19 Rosslane

Ballyclare, BT39 9HP

Offers over £159,950



Nest Estate Agents are excited to bring to market this beautifully presented semi-detached property, located within the popular Rosslane development off the Rashee Road, Ballyclare. This property has been well maintained throughout, offering three bedrooms (one with en-suite), kitchen with casual dining area, spacious living area and modern family bathroom. Externally the property has a private enclosed rear garden and ample parking to the front. The property is situated within walking distance to Ballyclare town centre, offering a range of amenities from shops, coffee shops, banks and library. Also within short walking distance to leading Primary and Secondary Schools. This property will appeal to both first-time buyers and family buyers, early viewing is recommended.

Contact our office on 028 9343 8090 to arrange your own personal viewing.

HALLWAY 15'7" x 7'7"

Hardwood front door, ceramic tiled flooring.

TOILET 6'11" x 3'9"

Low flush W.C. Corner pedestal wash hand basin with mixer taps. Ceramic tiled floor

STORAGE 2'8" x 5'9"

LIVING ROOM 11' x 15'8"

Feature electric fire with granite surround and mantle.

KITCHEN 19' x 10'7"

Modern fitted kitchen with a range of high and low level units, contrasting formica worktops, stainless steel sink unit with mixer taps and drainer. Ceramic tiled splash back. Integrated oven and hob, stainless steel extractor fan, Integrated fridge freezer, washing machine and dishwasher. Ceramic tiled floor. Recessed spotlights. PVC Patio doors leading to rear garden.

BEDROOM 1 11'2" x 11'9"

PVC french doors leading to balcony. Access to ensuite

ENSUITE 8'5" x 3'7"

Enclosed shower unit with chrome mixer, Low flush w/c, Half-Pedestal wash hand basin with mixer tap. Partially tiled walls with mosaic feature. Ceramic tiled floor.

BEDROOM 2 11'2" x 10'7"

BEDROOM 3 7'10" x 7'7"

BATHROOM 8'11" x 6'10"

White suite comprising free standing panelled bath with mixer taps, low flush w.c, half-pedestal wash hand basin with mixer taps, enclosed shower with chrome mixer, partial tiled walls, ceramic tiled floor.

LANDING 7'7" x 11'3"

Access to roofspace via keylite loft ladder. Floored roofspace with light.

STORAGE 2'4" x 3'7"

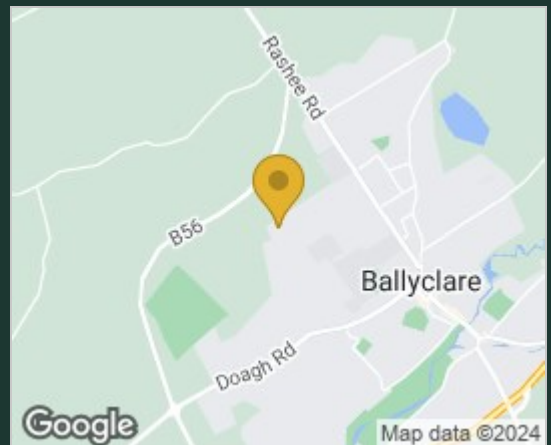
OUTSIDE

Rear enclosed garden laid in lawns, paved patio area bordered by mature shrubbery and wooden privacy fence. Outside light. Outside tap hot and cold.

Front stone driveway with off road parking.

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
	73	73			
Northern Ireland EU Directive 2002/91/EC			Northern Ireland 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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