



FOR SALE

2A Hollybush Gardens

Ballyclare, BT39 9AN

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Offers over £129,950



Nest Estate Agents are thrilled to bring to market this well maintained semi-detached bungalow set in a popular residential area located just off the Ballynure Road, this property is within walking distance to local amenities, schools and parks. Internally the property comprises of entrance porch, living room, spacious kitchen, three bedrooms, family bathroom, small utility space and fully enclosed rear garden. Additional features include oil fired central heating, uPVC throughout and off road parking. This bungalow will appeal to a wide range of purchasers and therefore we anticipate there will be strong interest, early inspection is strongly advised. Contact Nest today to arrange a viewing 02893438090

HALLWAY 14'10 x 4'3 (4.52m x 1.30m)
Hardwood external door with stained glaze inset. Wood effect laminate flooring.

HALLWAY (2) 15 x 2'10 (4.57m x 0.86m)

STORAGE 2'10 x 1'8 (0.86m x 0.51m)

LIVINGROOM 12'8 x 10'8 (3.86m x 3.25m)
Wood effect laminate flooring. Feature fire with tiled hearth and back boiler servicing heating and hot water.

STORAGE 2'10 x 4'7 (0.86m x 1.40m)

KITCHEN 13'4 x 10'8 (4.06m x 3.25m)
Range of high and low level units with contrasting formica worktops. 1 1/2 stainless steel sink unit with mixer tap. Integrated extractor fan/ hob and oven. Wood effect laminate flooring.

UTILITY 4'11 x 3'11 (1.50m x 1.19m)

STORAGE 2'4 x 3'11 (0.71m x 1.19m)

BATHROOM 9 x 5'6 (2.74m x 1.68m)
White suite comprising panelled bath with chrome mixer tap and overhead shower, low flush w/c. pedestal sink., tiled walls, ceramic tiled floor.

BEDROOM 1 11 x 8'9 (3.35m x 2.67m)
Built in wardrobe.

STORAGE 1'10 x 2'6 (0.56m x 0.76m)

BEDROOM 2 11'8 x 6'7 (3.56m x 2.01m)

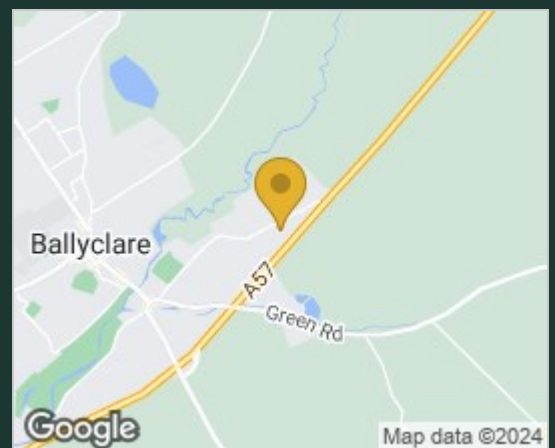
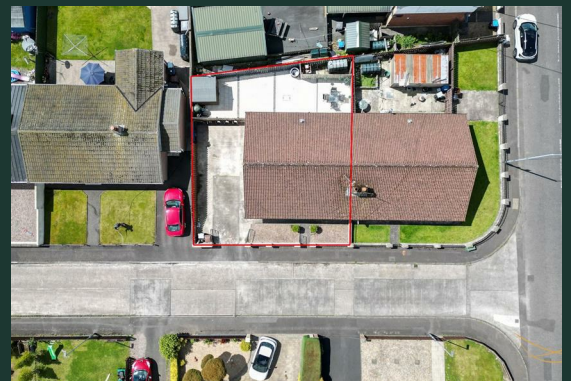
BEDROOM 3 6'6 x 9'7 (1.98m x 2.92m)

OUTSIDE

Fully enclosed paved garden with wooden privacy fence. Outside light. Outside tap.

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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
	56		66
EU Directive 2002/91/EC		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.