

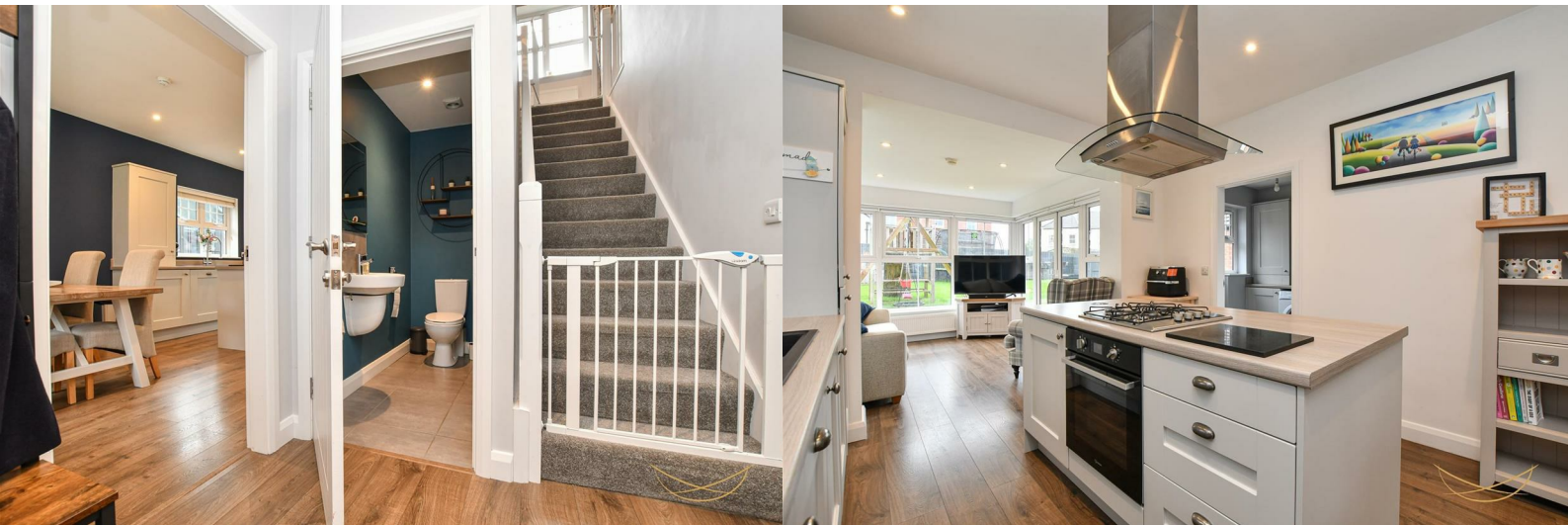


SALE AGREED



27 Readers Way

Ballyclare, BT39 9BF



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Nest Estate Agents are thrilled to bring to market this immaculately presented three bedroom detached family home in the highly sought after Readers Park development. Internally the property offers great living space with a high standard of finish throughout comprising of open plan kitchen through dining room and sunroom, separate utility, living room, downstairs w/c, three spacious bedrooms (one with en-suite) and four piece family bathroom suite. Externally the property benefits from private driveway with off road parking, detached garage and large enclosed rear garden laid in lawn, patio and additional decking area.

This property is conveniently located off the Jubilee Way and Rashee Road, offering ease of access to Ballyclare town centre with range of shops, coffee shops and other amenities within walking distance. Public transport links are close to hand making this property ideal for those commuting to Belfast City Centre.

HALLWAY

6'10x7'2 (2.08mx2.18m)

uPVC external door with overhead glazed inset. Laminate wood flooring, access to downstairs w/c.

KITCHEN

17'3x11' (5.26mx3.35m)

Range of high and low level shaker style units with contrasting formica worktops. Integrated dishwasher. Integrated fridge freezer. Matching island with integrated oven and gas hob, storage and overhead stainless steel extractor fan. Composite sink with chrome mixer tap. Recessed spotlights. Laminate wood flooring.

SUNROOM

10'7x9'2 (3.23mx2.79m)

Laminate wood flooring. uPVC throughout. Access via French doors to rear garden

LIVING ROOM

17'3x11'4 (5.26mx3.45m)

Feature log burning stove. Laminate flooring throughout. uPVC French doors with access to rear patio. Recessed spotlights.

UTILITY

6'10x6'1 (2.08mx1.85m)

Range of high and low level shaker style units with contrasting formica worktops. Plumbed for appliances. uPVC rear door leading to garden. Laminate wood effect flooring.

TOILET

6'4x3'5 (1.93mx1.04m)

Low flush w/c. Ceramic tiled flooring. Sensor activated spotlights. Half pedestal sink with chrome mixer tap.

BEDROOM 1

11'5x11'1 (3.48mx3.38m)

Built in wardrobes.

ENSUITE

5'9x8'1 (1.75mx2.46m)

Ceramic tiled flooring. Shower unit, subway tiled walls, chrome power shower. Wooden vanity unit with sink and chrome mixer tap. Recessed spotlights. Chrome towel radiator.

BEDROOM 2

8'10x11' (2.69mx3.35m)

BEDROOM 3

7'11x11' (2.41mx3.35m)

LANDING

11'6x10'11 (3.51mx3.33m)

BATHROOM

6'11x8'10 (2.11mx2.69m)

Four piece white family suite comprising panelled bath, low flush w/c, enclosed shower unit, wooden vanity unit with chrome mixer tap. led mirror. Ceramic tiled flooring. Recessed spotlights.

STORAGE

2'10x3'6 (0.86mx1.07m)

GARAGE

16'10x9' (5.13mx2.74m)

Power and electric. Roller door. Insulated. Wood effect vinyl flooring. Currently converted to extra office space. uPVC window. Recessed spotlights.

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

27 Readers Way, Ballyclare



Ground Floor

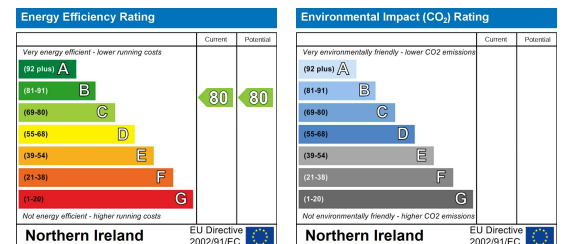


First Floor

Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.