



## 15 Gateside Mews

Ballyclare, BT39 9GT

Offers over £159,950



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Nest Estate Agents are delighted to bring to market this well presented mid townhouse in the highly sought after Gateside development, off the Victoria Road in Ballyclare.

Internally the property has been well maintained throughout by its current owners. The property benefits from three spacious bedrooms (one with ensuite), family lounge, modern kitchen with dining area, downstairs toilet, and a family bathroom suite. Externally the property has a driveway and newly finished rear paved garden with artificial grass.

This home is ideal for a growing family, first time buyers or those thinking of downsizing. The property sits on the cusp of Ballyclare town and benefits from being within the catchment area for the areas leading Primary and Secondary Schools. Ballyclare town offers a range of shops, coffee shops, local parks and other amenities- all within walking distance from this property. With the addition of the new Jubilee Road this property is conveniently located for those having to commute, with ease of access to main routes whilst bypassing Ballyclare town centre.

## HALLWAY

6'3" x 8'6" (1.91 x 2.6 )

Hardwood double glazed door with frosted glass panels. Outside wall light. Access to entrance hall and downstairs w/c

## LIVING ROOM

14'9" x 14'2" (4.50 x 4.33)

Pebble gas fire with steel surround, polished granite hearth and oak mantle beam. Recessed spotlights. Laminate wood effect flooring.

## KITCHEN

17'10" x 10'4" (5.46 x 3.16)

Modern fitted kitchen with range of high and low level shaker style units with complimentary formica work surfaces. Display cabinet with glass front. Integrated electric oven with four ring hob, overhead stainless steel extractor fan. 1 1/2 stainless steel sink unit with mixer tap and drainer. Space and plumbing for washing machine. Italian slate floor tiles. Access to understairs storage. Double glazed PVC sliding door leading to rear patio. Recessed spotlights.

## DOWNSTAIRS W/C

6'3" x 3'4" (1.93 x 1.04)

White suite comprising low flush w/c, pedestal hand wash basin with chrome mixer tap, tiled splashback. Ceramic floor tiles. Upvc window.

## LANDING

10'5" x 7'5" (3.2 x 2.27)

Access to roof space.

## BEDROOM 1

10'1" x 11'6" (3.08 x 3.51)

## ENSUITE

2'10" x 7'5" (0.87 x 2.28)

Modern three piece suite comprising low flush w/c, pedestal wash hand basin with monochrome mixer tap and fully tiled walk in shower enclosure with overhead electric shower unit. Ceramic floor tiles.

## BEDROOM 2

10'5" x 10'1" (3.18 x 3.08)

## BEDROOM 3

7'1" x 7'5" (2.16 x 2.28)

## BATHROOM

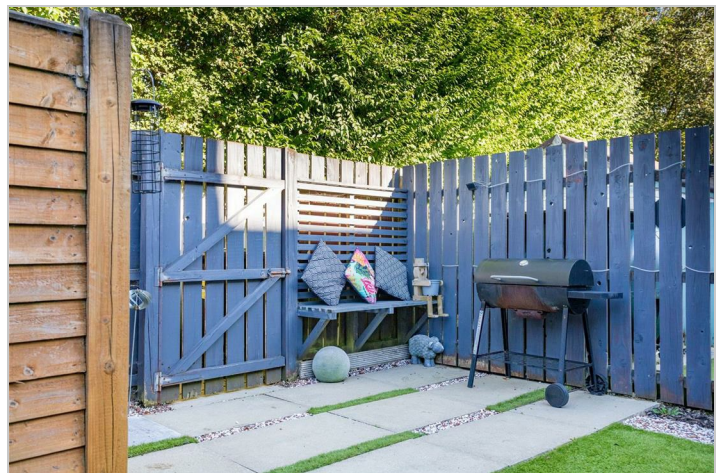
White three piece suite piece comprising low flush w/c, pedestal wash hand basin with monochrome mixer tap and tiled splashback and panelled PVC bath with chrome shower attachment. Partially tiled walls. Recessed spotlights. Ceramic floor tiles.

## OUTSIDE

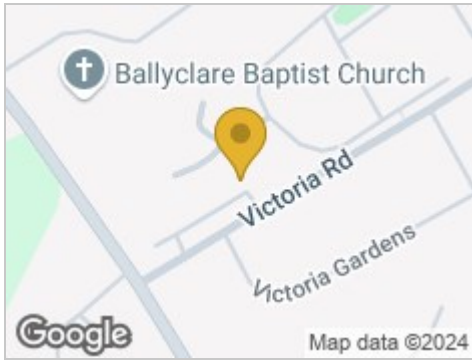
Fully enclosed rear garden with patio area, finished with artificial grass, surrounding wooden privacy fence. Outdoor tap. Outdoor light. Recently fitted boiler and upgraded slimline oil tank. South facing garden which gets the sun all evening.

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.



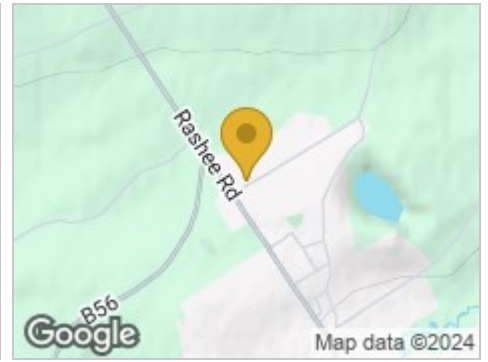
## Road Map



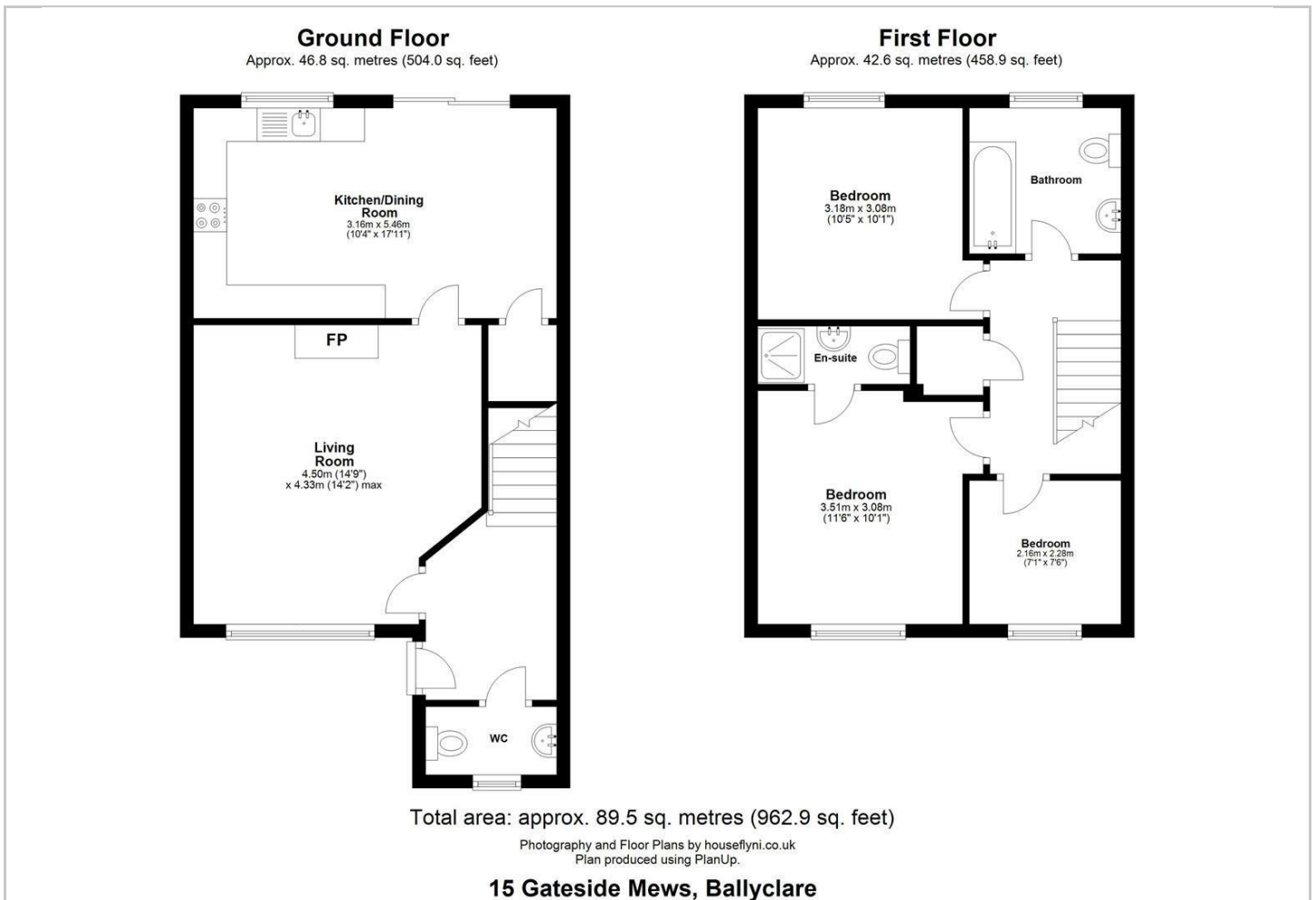
## Hybrid Map



## Terrain Map



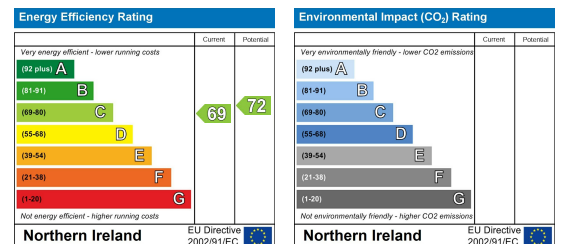
## Floor Plan



## 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.