



## 29 Rushfield Place

Ballyclare, BT39 0FR

Offers over £249,950



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Nest Estate Agents are thrilled to bring to market this exceptionally presented semi-detached property in the popular residential development of Rushfield, situated on the cusp of Ballyclare town centre. This spacious home will be sure to appeal to a wide range of buyers. Internally the property benefits from a high standard of finish, comprising of large kitchen/dining through sunroom, separate utility room, downstairs w/c and additional front reception room. On the first floor there are four well proportioned bedrooms (master with en-suite), storage and modern family bathroom suite. Further benefits include gardens to front and rear, off road parking with space for 2+ cars, detached garage, gas heating and uPVC double glazing. This property is deceptively spacious and offers luxury living with a modern finish throughout.

This property is conveniently located off the new Jubilee 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.

Contact Nest today to arrange a viewing, we anticipate there will be high interest in this property.

## HALLWAY

16'3" x 4'0" (4.97 x 1.22)

Hardwood front door with glazed insets. Ceramic tiled floor.

## LIVING ROOM

15'10" x 11'10" (4.83 x 3.61)

Recessed bay window. Low level spotlights. Feature fireplace with oak mantle.

## DOWNSTAIRS W/C

Low flush w/c. Mosaic tiled floor. Tiled splashback. Half pedestal sink with chrome mixer tap.

## STORAGE

## KITCHEN/DINING

14'2" x 19'10" (4.32 x 6.07)

Range of high and low level shaker style units with contrasting formica worktops. Integrated fridge freezer. Integrated oven with electric hob. Matching island with contrasting overhang worktop and breakfast bar. Integrated stainless steel extractor fan. 1 1/2 stainless steel sink unit with drainer and mixer tap. Subway tiled splashback. Recessed spotlights. Ceramic tiled flooring.

## SUNROOM

11'5" x 9'2" (3.48 x 2.80)

Ceramic tiled flooring. uPVC throughout. Access via French doors to rear garden

## LANDING

## UTILITY

Range of high and low level shaker style units with contrasting formica worktops. Plumbed for appliances. Stainless steel sink and drainer unit with chrome mixer tap. uPVC rear door leading to side garden. Ceramic tiled flooring.

## BEDROOM 1

9'6" x 12'1" (2.92 x 3.7)

## EN-SUITE

Low flush w/c. Ceramic tiled floor. Half pedestal sink with chrome mixer tap. Tiled splashback. Walk in shower enclosure, fully tiled walls and chrome overhead shower.

Tel: 02893438090

## BEDROOM 2

9'7" x 10'2" (2.93 x 3.10)

## BEDROOM 3

9'7" x 9'10" (2.93 x 3.02)

## BEDROOM 4

9'8" x 7'8" (2.96 x 2.35)

## BATHROOM

Four piece family suite comprising of panelled bath with handheld chrome shower. Enclosed shower unit. Fully tiled walls. Pedestal sink with chrome mixer tap. low flush w/c. Ceramic tiled floor. Mosaic finish splashback.

## OUTSIDE

Access via garden room and additional side entrance. Patio area. Outside light. outside tap. Access to Garage via sidedoor. Front garden laid in lawn with additional paved walkway. Rear garden laid in lawn. Driveway finished in tarmac.

## GARAGE

18'4" x 9'6" (5.60 x 2.9)

Manual shutter door. Overhead storage.

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.

Want us to complete a valuation on your property?  
Call 028 9343 8090



## Road Map



## Hybrid Map



## Terrain Map



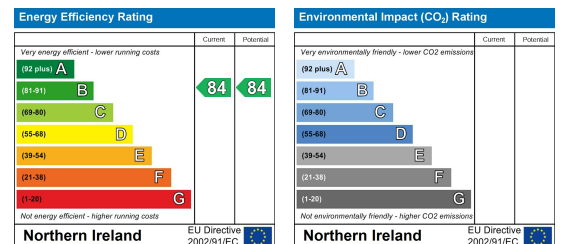
## Floor Plan



## 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.