

## 50 FAIRVIEW FARM ROAD

Doagh Road Ballyclare  
BT39 9LB

- Mid Townhouse
- 3 Bedrooms Master Ensuite
- Modern Fitted Kitchen
- Downstairs WC & Utility Space
- Family Bathroom With White Suite
- PVC Double Glazing
- Gas Heating
- Driveway To Front / Garden To Rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £154,950**

# 50 Fairview Farm Road

## Doagh Road, Ballyclare, BT39 9LB



### ACCOMMODATION COMPRISES

#### ENTRANCE HALL

Composite front door, tiled floor, radiator.

#### LOUNGE

16'0" x 11'8" at widest (4.88m" x 3.56m" at widest)

Feature wall mounted fire, radiator, under stairs storage.

#### KITCHEN

11'8" x 11'1" (3.56m" x 3.38m")

Modern range of high and low level fitted units with Formica worktops, basin and a half stainless steel sink unit, built in stainless steel under oven, ceramic hob and stainless steel extractor fan. Integrated fridge / freezer and washing machine. Partly tiled walls, tiled floor, radiator, pvc double glazed back door.

#### REAR HALL

With built in shelving, tiled floor, radiator.

### FURNISHED CLOAKROOM

Semi pedestal wash hand basin, low flush wc, tiled floor, radiator.

### FIRST FLOOR

#### LANDING

Access to roofspace. storage cupboard with gas boiler.

#### BEDROOM 1

12'10" x 12'1" (3.91m" x 3.68m")

Radiator.

#### ENSUITE

White suite comprising: fully tiled shower cubicle with electric shower, pedestal wash hand basin and low flush w.c. Partly tiled walls, tiled floor, chrome heated towel rail.

#### BEDROOM 2

11'10" x 11'4" (3.61m" x 3.45m")

Radiator.

### BEDROOM 3

9'10" x 7'6" (3.00m" x 2.29m')

Radiator.

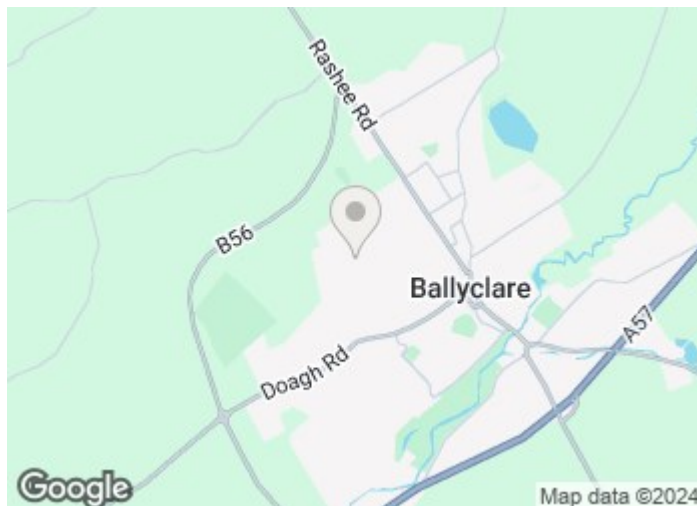
### BATHROOM

Modern white suite comprising: panelled bath with shower attachment and screen, semi pedestal wash hand basin and low flush w.c. Partly tiled walls, tiled floor, radiator.

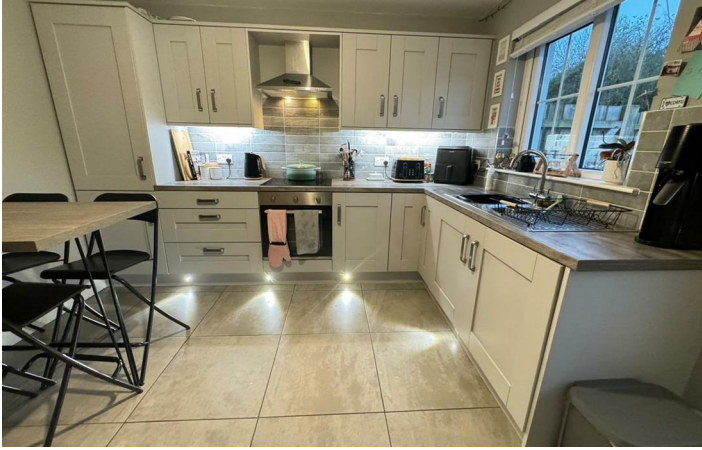
### OUTSIDE

Double width Tarmac area to front for off street parking.

Fully enclosed garden to rear i lawn with paved patio area.



### Directions



# Floor Plan

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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