



FOR SALE

7 Meadow Close

Ballyclare, BT39 9XQ



Offers over £249,950



7 Meadow Close, Ballyclare is an attractive chalet bungalow set within a quiet and sought-after development just off the Ballycorr Road. Ideally located within walking distance of local shops, amenities and leading schools, this home offers both convenience and versatility, making it an excellent choice for those looking to either upsize or downsize. Properties within this development rarely come to market, adding to its appeal. Internally, the accommodation is flexible and can be configured as either five bedrooms with two reception rooms or four bedrooms with an additional reception. The property further benefits from a modern four-piece family bathroom, a contemporary kitchen open plan to an informal dining area and sunroom, along with a separate utility room. Externally, the home is complemented by a detached single garage, front and rear gardens and a driveway providing parking for multiple vehicles.

HALLWAY 15'4 x 4'3 & 24'3 x 6 (4.67m x 1.30m & 7.39m x 1.83m)
Composite front door. Feature glazed panels. Tiled flooring. Access to storage.

UNDERSTAIR STORAGE 4'10 x 3'2 (1.47m x 0.97m)

HALLWAY STORAGE 3'7 x 2'8 (1.09m x 0.81m)

LIVING ROOM 15'2 x 13'3 (4.62m x 4.04m)
Feature multi fuel burning stove with ornate inset and matching hearth. Contrasting wood surround and mantle.

FITTED KITCHEN 21'4 x 12'6 (6.50m x 3.81m)
Range of high and low level units with contrasting quartz worktops and matching upstand. Stainless steel 1.5 sink bowl unit. Quooker boiling tap. Four ring gas hob. Splashback. Space for dishwasher. Integrated Hotpoint eye level electric oven and hob. Breakfast bar area. Wine rack display. Tiled flooring. Recessed LED spotlights.

SUN ROOM 10'7 x 10'7 (3.23m x 3.23m)
Tiled flooring. Access to rear garden via patio doors. Recessed LED spotlights.

OPEN PLAN DINING ROOM 28'2 x 21'4 (8.59m x 6.50m)

UTILITY 7'10 x 6'11 (2.39m x 2.11m)
Range of high and low level units with formica worktops. Stainless steel sink unit with drainer and mixer taps. Space for washing machine. Space for tumble dryer. Laminate wood effect flooring.

BATHROOM 10'5 x 7'10 (3.18m x 2.39m)
White four piece suite comprising paneled bath with mixer taps and hand held shower. Fully enclosed mains shower unit. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled walls. Recessed spotlights.

BEDROOM 3/ SNUG 11'6 x 10'6 (3.51m x 3.20m)

BEDROOM 4/ OFFICE 11'6 x 8'5 (3.51m x 2.57m)
Laminate wood effect flooring.

BEDROOM 1 14'3 x 15'2 (4.34m x 4.62m)
Built in sliderobes.

BEDROOM SLIDEROBES 2'2 x 15'2 (0.66m x 4.62m)

BEDROOM 2 10'1 x 13'1 (3.07m x 3.99m)
Laminate wood effect flooring.

BEDROOM 5 7'6 x 10'10 (2.29m x 3.30m)

LANDING STORAGE ROOM 10'10 x 3'10 (3.30m x 1.17m)

LANDING 24'2 x 3'5 (7.37m x 1.04m)
Access to storage. Access to roofspace.

LANDING SLIDEROBES 12'3 x 3'8 (3.73m x 1.12m)

OUTSIDE
Rear large garden with laid in lawns, feature paving area with garden room. Paved patio leading to detached single garage. Outdoor lighting. Outdoor tap.

Front laid in lawns bordered by feature paving. Tarmac finished driveway for multiple vehicles. EV charging point. Outdoor lighting.

GARAGE 21' x 10'7 (6.40m x 3.23m)
Light and power. Roller door.

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Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Northern Ireland			Northern Ireland		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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