NEST
ESTATE AGENTS

19 Rashee Park

Ballyclare, BT39 9SD

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Offers over £119,950

Nest Estate Agents are delighted to bring to market this well-maintained three-bedroom end-terrace property, ideally positioned within the popular Rashee Park development in Ballyclare.

Offering excellent accommodation with the added benefit of a fully floored attic space, this home provides fantastic flexibility and potential for a purchaser looking for additional space. Subject to any necessary consents, the attic could offer the opportunity to create a fourth bedroom, home office, hobby room or additional living space.

Internally, the property comprises a spacious lounge with open-plan fire, a fitted kitchen with informal dining area and three well-proportioned bedrooms. The property also benefits from the generous attic space, providing excellent additional storage or potential for further use.

Externally, there is an enclosed rear garden, ideal for families and outdoor entertaining, together with a spacious driveway providing ample parking for multiple vehicles.

The location is a particular attraction, with Ballyclare town centre and its wide range of shops, cafes, schools, amenities and transport links all within easy walking distance.

This property would make an excellent choice for first-time buyers looking to take their first step onto the property ladder, while also offering strong potential for investors seeking a well-positioned rental property.

A well-maintained home with excellent potential, generous parking and a highly convenient Ballyclare location – early viewing is strongly recommended.

HALLWAY 12'11 x 3'10 (3.94m x 1.17m)
uPVC front door with glazed inset. Laminate flooring.

LIVING ROOM 12'5 x 11'5 (3.78m x 3.48m)
Feature open fire with ornate inset, contrasting mantle and tiled hearth. Laminate flooring. Cornice ceiling.

FITTED KITCHEN 15'7 x 11 (4.75m x 3.35m)
Range of high and low level units with contrasting worktops. Stainless steel sink unit with drainer and mixer taps. Integrated oven. Integrated hob. Integrated stainless steel extractor fan. Space for dishwasher. Space for washing machine. Space for dryer. Tiled splashback. Tiled flooring. Access to storage.

REAR HALL 4'10 x 2'11 (1.47m x 0.89m)

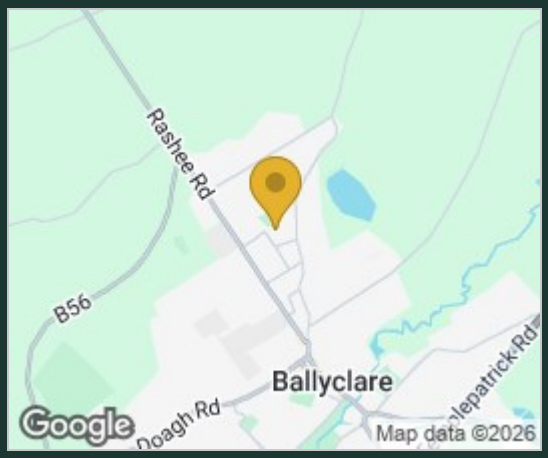
STORAGE 9'1 x 2'11 (2.77m x 0.89m)

FIRST FLOOR

BEDROOM 1 12'7 x 8'7 (3.84m x 2.62m)
Laminate wood flooring.

BEDROOM 2 10'5 8'2 (3.18m 2.49m)
Laminate flooring. Access to storage.

Office / Storage Room 9'8 x 6'10 (2.95m x 2.08m)
Laminate flooring.



BATHROOM 7'1 x 7'8 (2.16m x 2.34m)
White suite comprising paneled bath with mixer taps and overhead shower. Pedestal wash hand basin with mixer taps. Low flush W/C. Tiled flooring. Tiled walls.

STORAGE 2'4 x 2'3 (0.71m x 0.69m)

LANDING 8'9 x 6'10 (2.67m x 2.08m)

BEDROOM 3 13 x 6'10 (3.96m x 2.08m)
Access to eve storage. Recessed spotlights.

OUTSIDE
Rear fully enclosed garden with feature paving and decking area.

Large front driveway for multiple vehicles.

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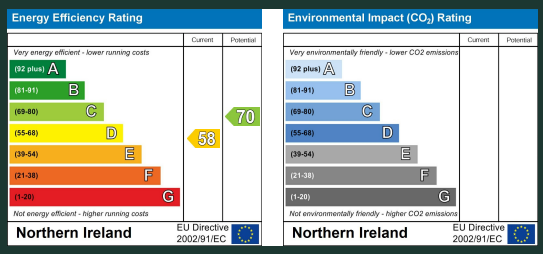
Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.
Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.



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