



32 Green Road

Ballyclare, BT39 9AP



Offers over £159,950





Introducing 32 Green Road, Ballyclare – A Beautifully Renovated Victorian Home

We are delighted to present 32 Green Road, Ballyclare, to the sales market. This charming Victorian period home has been meticulously renovated to an exceptional standard, blending original period features with contemporary living spaces. The property offers a perfect balance of classic character and modern comforts, making it an ideal home for families or individuals seeking both style and functionality.

As you enter the property, you are greeted by a large, bay-fronted open-plan lounge and dining area that is flooded with natural light, creating a welcoming and spacious atmosphere. The newly fitted kitchen offers modern convenience, featuring high-quality appliances and sleek finishes that make it perfect for preparing meals and entertaining guests. A newly updated shower room adds a touch of luxury, offering a fresh and contemporary space.

Upstairs, the home boasts three well-proportioned bedrooms, each offering ample space and natural light, making them perfect for rest or relaxation. Additionally, the basement provides valuable extra storage space and a utility area, offering practical solutions for everyday needs.

Outside, the rear garden provides a tranquil sitting area, ideal for enjoying a morning coffee or evening relaxation. A driveway via the rear lane ensures off-road parking, adding further convenience to this already well-appointed home.

Located in the desirable area of Ballyclare, this property is expected to generate strong demand. With its combination of Victorian charm, modern updates, and fantastic location, 32 Green Road offers a unique opportunity to own a truly exceptional home. Don't miss your chance to view this stunning property!

**ENTRANCE HALLWAY** 5'11 x 18'7 (1.80m x 5.66m)  
Hardwood front door with feature glazed inset and overhead glazed panel. Vinyl floor. Decorative cornice ceilings and mouldings.

**LIVING ROOM** 23'7 x 12'7 (7.19m x 3.84m)  
Feature bay fronted window. Open fire with ornate surround and mantle, tiled hearth. Solid hard wood flooring. Cornice ceiling. Access to storage.

**STORAGE** 5'11 x 2'7 (1.80m x 0.79m)

**FITTED KITCHEN** 11'8 x 9'3 (3.56m x 2.82m)  
Modern fitted kitchen with excellent range of high and low level units. Contrasting formica worktops. uPVC sink unit with drainer and mixer taps. Integrated electric oven and hob. Integrated extractor fan. Space for dishwasher. Space for fridge freezer. Tiled splashback. Tiled flooring. Recessed spotlights. Access to rear garden.

FIRST FLOOR

**LANDING** 12'3 x 2'11 (3.73m x 0.89m)  
Access to storage. Access to roofspace.

**STORAGE** 2'11 x2'8 (0.89m x0.81m)

**BEDROOM 1** 10 x 13'9 (3.05m x 4.19m)  
Feature bay window. Laminate wood effect flooring. Access to storage

**STORAGE** 3'2 x 2'9 (0.97m x 0.84m)

**BEDROOM 2** 11'8 x 9'4 (3.56m x 2.84m)  
Laminate wood effect flooring.

**BEDROOM 3** 8'6 x 11'3 (2.59m x 3.43m)  
Laminate wood effect flooring. Recessed spotlights.

**FAMILY BATHROOM** 12'5 x 6 (3.78m x 1.83m)  
White suite comprising double ended free standing bath with brass mixer taps. Large electric shower unit with rainfall shower head. Low flush W/C. Vanity style sink unit with mixer taps. Tiled floor. Tiled walls. Brass heated towel rail.

**BASEMENT 1** 9'2 x 8'5 (2.79m x 2.57m)  
Boiler. Light and power. Plumbed for washing machine and tumble dryer.

**BASEMENT 2** 14'11 x 8'5 (4.55m x 2.57m)

OUTSIDE

Front garden laid in stones with paved walkway. Rear garden finished in paved patio and decorative stones, artificial grass finished with decorative bordering paving. Surrounding wooden privacy fence. Access to basement 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.



| Energy Efficiency Rating                    |   |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |                         |           |
|---------------------------------------------|---|-------------------------|-----------|-----------------------------------------------------------------|---|-------------------------|-----------|
|                                             |   | Current                 | Potential |                                                                 |   | Current                 | Potential |
| Very energy efficient - lower running costs |   |                         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| Northern Ireland                            |   | EU Directive 2002/91/EC |           | Northern Ireland                                                |   | EU Directive 2002/91/EC |           |

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.