NEST
ESTATE AGENTS

81 Ballyduff Road

Newtownabbey, BT36 6UT

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Offers over £249,950

Welcome to 81 Ballyduff Road, Newtownabbey—a deceptively spacious and beautifully presented three-bedroom detached home, perfectly suited for modern family living. Occupying an elevated site, the property enjoys picturesque views across the County Antrim countryside. Inside, the home offers a generous lounge complete with a multi-fuel burning stove, creating a warm and inviting atmosphere, alongside a stylish contemporary kitchen with an informal dining area ideal for everyday living and entertaining. Further benefits include a separate utility room, excellent storage throughout, and a sleek four-piece family bathroom suite. Externally, the property benefits from an ample-sized driveway providing parking for multiple cars, a rear garden perfect for summer entertaining, and an attached single garage with additional storage available above. Combining comfort, space, and scenic views, this home presents an exceptional opportunity to acquire the perfect family residence.

HALLWAY 6'11 x 7'5 (2.11m x 2.26m)
uPVC front door with feature glazed inset and side panels. Laminate wood effect flooring. Access to storage.

STORAGE 5'6 x 3 (1.68m x 0.91m)

LIVING ROOM 18'3 x 10'6 (5.56m x 3.20m)
Feature multi fuel burning stove. Tiled hearth and beam mantle. Laminate wood effect flooring.

FITTED KITCHEN/ DINING AREA 21'7 x 10'9 (6.58m x 3.28m)
Range of high and low level units with contrasting formica worktops. Composite sink with mixer taps. Integrated Beko hob. Integrated extractor fan. Integrated eye level Beko oven and grill. Space for dishwasher. Display unit. Tiled splashback. Tiled flooring. Laminate wood effect flooring in dining area.

UTILITY 8'11 x 4'10 (2.72m x 1.47m)
Space for fridge freezer. Space for washing machine. Access to rear garden.

GARAGE 8'11 x 22'7 (2.72m x 6.88m)
Light and power. Electric roller door. Ideal Logic combi boiler.

FIRST FLOOR

BATHROOM 12'2 x 6'7 (3.71m x 2.01m)
White suite comprising free standing bath with mixer taps. Fully enclosed Mira Sport shower. Vanity style sink unit with mixer taps. Low flush W/C. Tiled splashback. Tiled flooring. Recessed spotlights.

BEDROOM 1 13'11 x 10'11 (4.24m x 3.33m)
Built in storage.

STORAGE 3'2 x 3 (0.97m x 0.91m)

BEDROOM 2
Built in storage.

STORAGE 4'7 x 1'2 (1.40m x 0.36m)

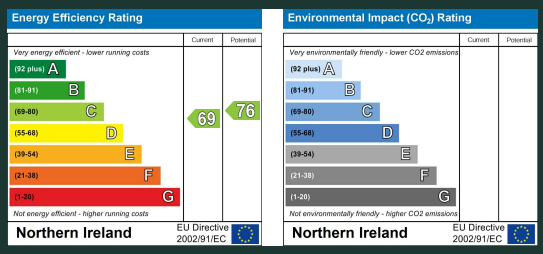
BEDROOM 3 9'8 x 10'5 (2.95m x 3.18m)

LANDING 10'9 x 6 (3.28m x 1.83m)
Access to storage.

STORAGE 2'11 x 3'2 (0.89m x 0.97m)

OUTSIDE
Raised laid in lawn bordered by pebbled flower beds. Feature paved area. Tarmac area with shed. Outdoor sockets. Outdoor tap. Outdoor lighting.

Tarmac finished driveway with parking for multiple vehicles.



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