



152 Rashee Road

Ballyclare, BT39 9JB



Offers over £109,950



Nestled in a highly convenient location on the ever-popular Rashee Road, this attractive two-bedroom mid-terrace property offers well-appointed accommodation that is sure to appeal to a wide range of purchasers, including first-time buyers, young professionals, and investors seeking a property with excellent rental potential.

Internally, the home has been thoughtfully maintained and provides bright, comfortable living space throughout. The spacious open-plan lounge and dining area creates a welcoming environment for both everyday living and entertaining, while the fitted shaker-style kitchen offers an excellent range of storage and workspace. Upstairs, there are two generously proportioned bedrooms and a modern white bathroom suite finished in a contemporary style.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space to relax and enjoy, together with the added advantage of a detached single garage offering valuable storage or secure parking.

Ideally positioned within walking distance of local schools, shops, cafés, and a host of other amenities, the property also enjoys excellent public transport connections and easy access to surrounding commuter routes, making travel to Ballyclare town centre and beyond both simple and convenient. Combining practicality, comfort, and a desirable location, 152 Rashee Road presents an excellent opportunity to acquire a home that is ready to move into and enjoy.

**HALLWAY** 20' 4 x 14'5 (6.10m x 4.39m)  
Hardwood front door with feature glazed inset. Laminate wood effect flooring.

**FITTED KITCHEN** 12'10 x 14'5 (3.91m x 4.39m)  
Range of high and low level units with contrasting worktops. Ceramic sink unit with mixer taps. Integrated oven. Integrated hob. Integrated extractor fan. Space for washing machine. Display cabinets. Breakfast bar area. Access to storage/pantry. Tiled splashback. Tiled flooring. Recessed spotlights.

**STORAGE** 2'2 x 4'2 (0.66m x 1.27m)

**TOILET** 3' x 4'2 (0.91m x 1.27m)

**BEDROOM 1** 14'4 x 11' (4.37m x 3.35m)

**BEDROOM 2** 7'8 x 9'10 (2.34m x 3.00m)

Laminate wood effect flooring.

**BATHROOM** 6'3 x 2'11 (1.91m x 0.89m)

White suite comprising panelled bath with mixer taps and overhead shower. Vanity style sink unit with mixer taps. Low flush W/C. Tiled walls. Tiled flooring.

**GARAGE** 12'2 x 19'8 (3.71m x 5.99m)

Light and power. Up and over door.

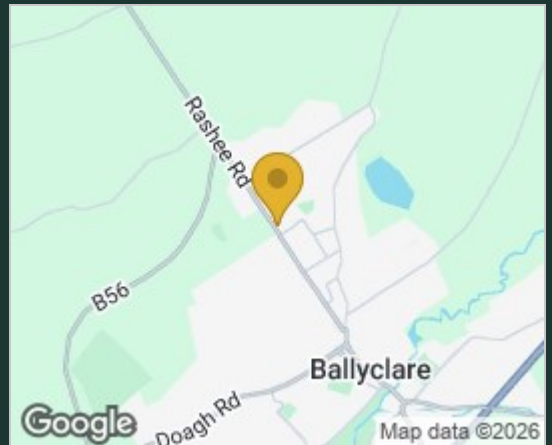
Rear enclosed garden with feature paving and mature shrubbery. Private parking to the rear.

Front garden with pebbled flower beds and mature shrubbery.

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 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](mailto:hello@nestestateagents.com) or telephone 028 9343 8090.



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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 The Square Ballyclare, Co. Antrim, BT39 9BB  
Tel: 02893438090 Email: [hello@nestestateagents.com](mailto:hello@nestestateagents.com)