



31 Carnanee Road

Templepatrick, Ballyclare, BT39 0BZ



Nest Estate Agents are delighted to present this stunning detached three-bedroom bungalow to the rental market, ideally situated in the heart of the countryside on the outskirts of Templepatrick village, along the sought-after Carnaree Road. This beautifully presented home boasts a spacious and welcoming interior, perfect for modern family living. The cosy lounge features a charming multi-fuel stove set into a stylish fireplace with a solid wood mantle, creating a warm and cosy environment. Large well equipped kitchen with informal dining area, range of high and low level units, integrated oven and hob, newly fitted dishwasher and chrome sink unit. Separate utility room, downstairs w/c, access to enclosed rear garden-finished in decorative stove, large stables and two additional outbuildings/ stores.

Three spacious bedrooms, luxurious jack and jill bathroom accessed from master bedroom and hallway. Other attributes of this property include Oil fired central heating, double glazing throughout, off road parking. There is an option to hire additional land with possibly for grazing and can be discussed as possibly at a later date. First months rent and deposit will be required upon tenancy commencing.

This property is available immediately, we recommend filling out an application form on our website: www.nestestateagents.com or emailing hello@nestestateagents.com. Please contact the office to arrange a viewing. First months rent and deposit will be required upon tenancy commencing.



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