



FOR SALE

29 Clare Heights

Ballyclare, BT39 9HA

Offers over £139,950



Nest Estate Agents are thrilled to bring to market this well presented three bedroom semi-detached property in the heart of Ballyclare, located within the ever popular Clare Heights development. This property comprises of large living room with feature fireplace, modern fitted kitchen with informal dining area, three well proportioned bedrooms located on the first floor with family bathroom. Large driveway to the front with ample off road parking and fully enclosed rear garden with detached garage. The location of this property offers plenty of amenities within walking distance, such as shops, cafes, restaurants and main bus stops for a variety of travel routes. This address also falls within the catchment area for the areas local leading Primary and Secondary Schools.

This property will suit a range of buyers, from first time buyers, downsizers, growing families and investors. Contact Nest today to arrange a viewing on 02893438090.

HALLWAY 6'7 x 5'11 (2.01m x 1.80m)

Hardwood external front door with glazed insets. Wood effect laminate flooring. Entrance to living room

LIVING ROOM 14'2 x 13'8 (4.32m x 4.17m)

Laminate flooring. Feature open fire with timber surround, tiled hearth.

STORAGE 2'9 x 4'5 (0.84m x 1.35m)

KITCHEN 11'8 x 17'3 (3.56m x 5.26m)

Range of high and low level units with formica worktops. Stainless steel extractor fan. Plumbed for Appliances. Stainless steel sink unit with drainer and mixer taps. Tiled splashback. Ceramic tiled floor. uPVC sliding door. Access to storage. Access to rear garden.

STORAGE 3'3 x 2'3 (0.99m x 0.69m)

BEDROOM 1 13'7 x 10'3 (4.14m x 3.12m)

BEDROOM 2 11'9 x 10'3 (3.58m x 3.12m)

BEDROOM 3 9'11 x 6'5 (3.02m x 1.96m)

Built in storage.

STORAGE 3'1 x 2'5 (0.94m x 0.74m)

LANDING 8'11 x 6'5 (2.72m x 1.96m)

STORAGE 2'9 x 2'11 (0.84m x 0.89m)

BATHROOM 6'5 x 6'3 (1.96m x 1.91m)

Family suite comprising of pedestal sink with chrome mixer taps, low flush w/c. Panelled bath with overhead electric shower unit. Fully panelled walls.

GARAGE 21'5 x 9'3 (6.53m x 2.82m)

Roller door. Side door with glazing.

OUTSIDE

Front garden finished in tarmac and lawn, off road parking for 2+ cars. Rear garden finished in paving and artificial grass, bordering stones, access to detached garage. uPVC oil tank.

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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 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.