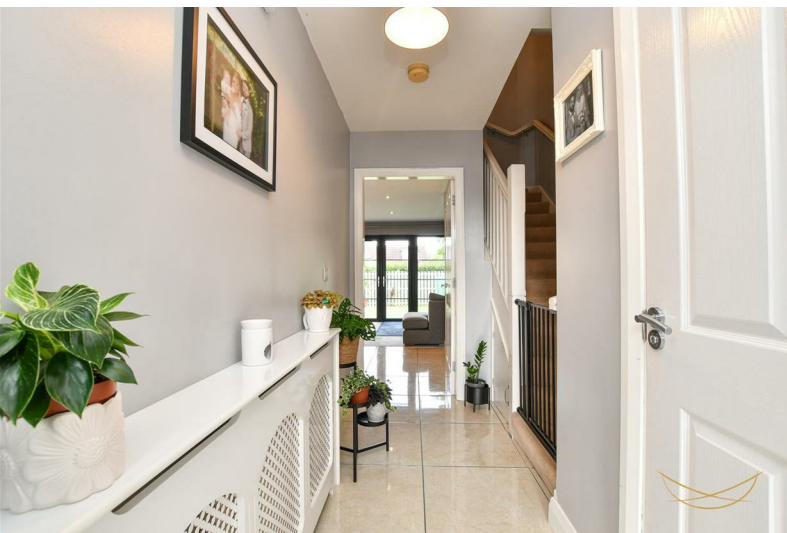




SALE AGREED

4 The Old Stables

Ballyrobert, BT39 9WW



4 The Old Stables

Ballyclare, BT39 9WW



Nest Estate Agents are delighted to bring to the market this stunning three bedroom semi-detached property within the 'Old Stables' development within Ballyrobert Village. This is a rare opportunity to purchase a home in such a sought after area that has been finished to a high standard throughout and offers a mixture of contemporary design yet comfortable family living. Internally this property comprises a spacious lounge, an open plan kitchen lounge and dining room space, three well proportioned bedrooms (one with ensuite bathroom), downstairs w/c and a modern bathroom suite. Externally the property benefits from off road parking for 2+ cars, detached garage and fully enclosed rear garden.

Ballyrobert is conveniently located to main surrounding towns such as Ballyclare, Glengormley and Belfast. Public transport links are easily accessible making this property ideal for those commuting to the city centre. Within walking distance is a local shop and local Primary School.

HALLWAY

12' x 7'1" (3.66m x 2.16m)

Hardwood double glazed front door. Ceramic tiled flooring.

TOILET

3'3" x 6'10" (0.99m x 2.08m)

KITCHEN/ DINING AREA

9'8" x 7'10" (2.95m x 2.39m)

Range of high and low level units with contrasting wood effect worktops. Stainless steel sink with mixer tap and drainer. Integrated four ring electric hob with electric oven. Overhead stainless steel extractor unit. Integrated fridge freezer. Integrated

dishwasher. Complementary subway wall tiling. Ceramic tiled floor to kitchen area. Recessed ceiling lighting.

LIVING ROOM

15'4" x 16'4" (4.67m x 4.98m)

PVC double glazed French doors with twin double glazed side panels to patio area.

UTILITY / STORAGE

3'7" x 7'2" (1.09m x 2.18m)

Plumbed for appliances. Range of storage units. Formica worktop. Ceramic tiled flooring.

BEDROOM 1

11'8" x 9'3" (3.56m x 2.82m)

EN-SUITE

3'4" x 9'3" (1.02m x 2.82m)

Fully tiled shower cubicle with sliding chrome door. Mains powered chrome shower unit. Low flush w/c. Half pedestal wash hand basin with mixer tap. Chrome towel rail. Ceramic tiled floor. Recessed spotlights.

BEDROOM 2

9'4" x 7'1" (2.84m x 2.16m)

BEDROOM 3

7'1" x 7'9" (2.16m x 2.36m)

LANDING

10'4" x 7'1" (3.15m x 2.16m)

STORAGE

3'1" x 2'3" (0.94m x 0.69m)

BATHROOM

7'10" x 6'8" (2.39m x 2.03m)

Contemporary three piece suite comprising panelled bath with mixer tap and overhead shower unit. Pedestal sink unit with chrome mixer taps. Low flush w/c. Recessed spotlights. Partially tiled walls. Ceramic tiled floor.

GARAGE

17'8" x 10'9" (5.38m x 3.28m)

Roller shutter door. uPVC side door. Power and light. Oil fired central heating boiler.

OUTSIDE

Private driveway finished in tarmac, off road parking for 2+ cars. Rear enclosed garden finished in artificial grass. Surrounding privacy fence. Paved brick walkway. Side gate entrance. Access to garage.

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.



Road Map



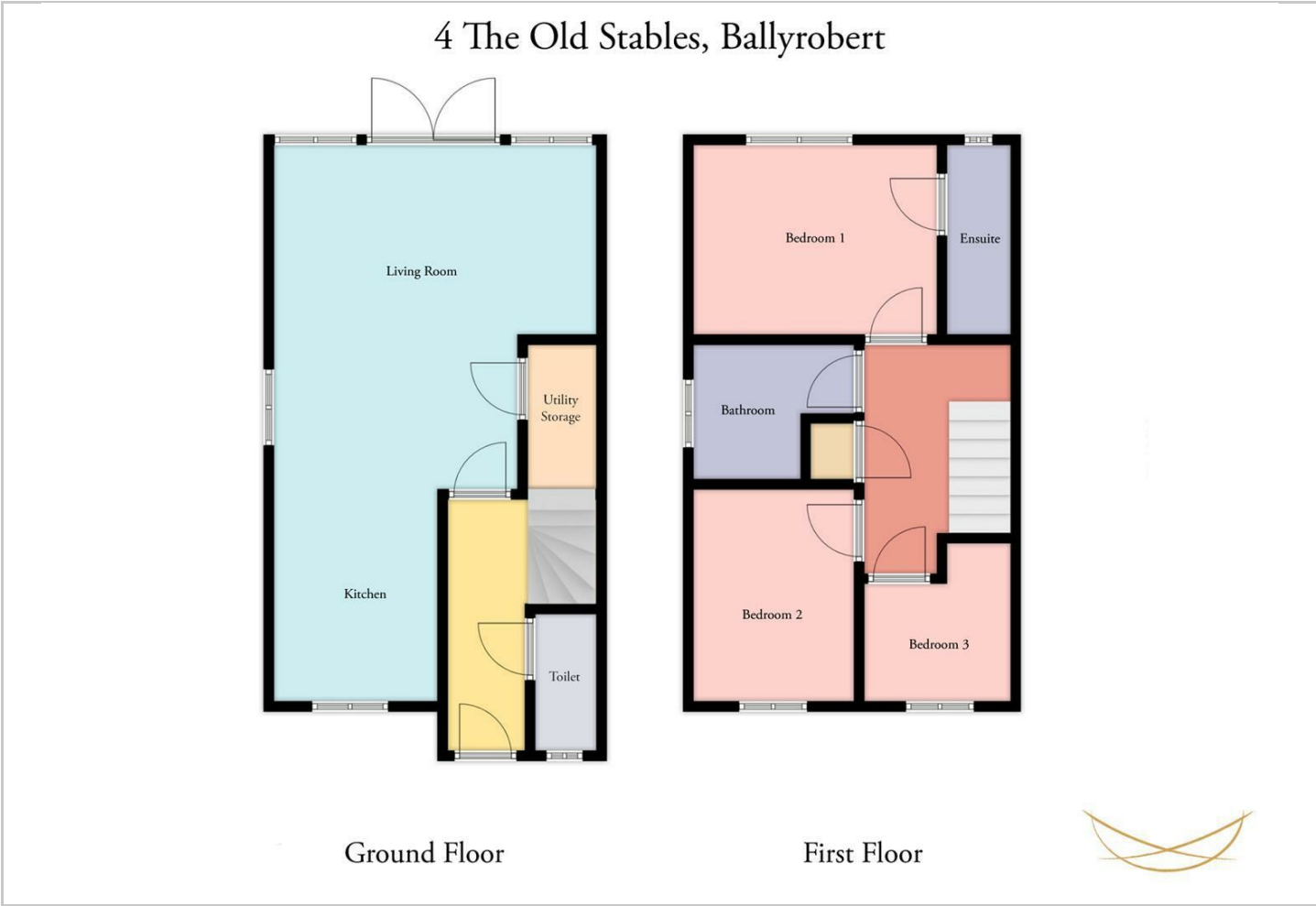
Hybrid Map



Terrain Map



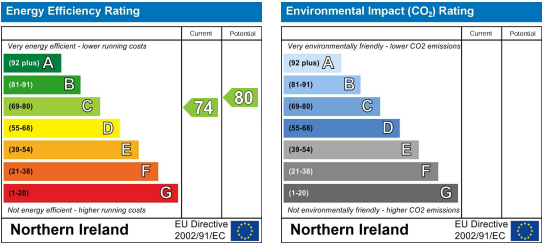
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.