

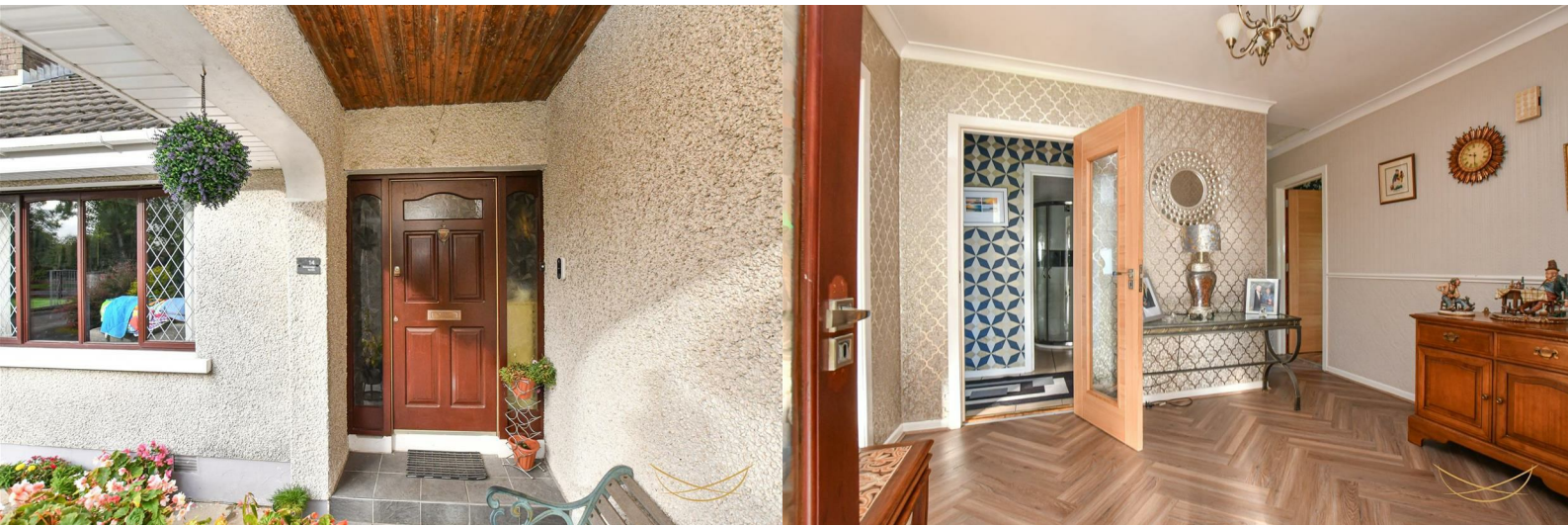


FOR SALE

14 Ballycraigy Road South

Newtownabbey, BT36 4SZ

Offers in the region of £324,950



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Nest Estate Agents are delighted to present to the market this spacious and well-appointed four-bedroom bungalow, ideally situated along the highly sought-after Ballycraigy Road. Nestled in a picturesque rural setting, the property offers the perfect balance of peaceful countryside living while remaining just a short 15-minute commute from Belfast City Centre, with excellent access to the M2. Internally, the home boasts four generous bedrooms, two spacious reception rooms, two bathrooms, an integral garage, and a separate utility room—ideal for modern family living. Externally, the property provides ample off-road parking and a low-maintenance rear yard, ensuring both convenience and comfort in a truly desirable location.

PORCH

4'10" x 4'3" (1.47m x 1.30m)

Quarry tiled step. Hardwood external door with glazed insets. Hallway with wood effect laminate flooring.

HALLWAY

11'8" x 9'1" & 26'10" x 2'9" (3.56m x 2.77m & 8.18m x 0.84m)

LIVING ROOM

14'4" x 11'6" (4.37m x 3.51m)

Open fire with wooden mantle and tiled hearth. Wood effect laminate flooring.

FAMILY ROOM

18' 15'2" (5.49m x 4.62m)

Feature open fire with wooden surround and tiled hearth. Cornice ceilings.

KITCHEN

14'4" x 11'4" (4.37m x 3.45m)

Range of high and low level units with contrasting formica worktops. Integrated cooker, gas hob and overhead extractor fan. Integrated Kenwood dishwasher. 1 and 1/2 stainless steel sink unit with drainer and mixer tap. Range of full length storage units. Wood effect laminate flooring.

UTILITY

10'4" x 4'8" (3.15m x 1.42m)

Range of high and low level units with contrasting formica worktops. Stainless steel bowl sink with mixer tap. Plumbed for appliances. Access to rear garden via hardwood door with glazed insets.

STORAGE

2'6" x 3'10" & 2'6" x 4" (0.76m x 1.17m & 0.76m x 1.22m)

BATHROOM (1)

8'4" x 7'3" (2.54m x 2.21m)

White suite comprising panelled bath with overhead shower attachment. Vanity unit with basin sink and chrome mixer taps. Low flush w/c. Tile effect flooring. Tiled walls with mosaic border.

BEDROOM 1

13'7" x 11'4" (4.14m x 3.45m)

BEDROOM 2

12'8" x 11'4" (3.86m x 3.45m)

Wood effect vinyl flooring.

BEDROOM 3

10'8" x 11'4" (3.25m x 3.45m)

Wood effect vinyl flooring.

BEDROOM 4

11'7" x 10'4" (3.53m x 3.15m)

BATHROOM (2)

5'5" x 5'10" (1.65m x 1.78m)

Three piece suite comprising enclosed tile shower. Low flush w/c. Vanity unit with ceramic basin. Tiled flooring. Mosaic splashback.

GARAGE

17'8" x 24" (5.38m x 7.32m)

Up and over door. Oil boiler (recently upgraded 2023).

OUTSIDE

This property occupies a prime site, offering plenty of off road parking with large driveway finished in tarmac. Front garden laid in lawn with bordering plants and shrubs. Rear garden finished in paving.

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.

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 or telephone 028 9343 8090.



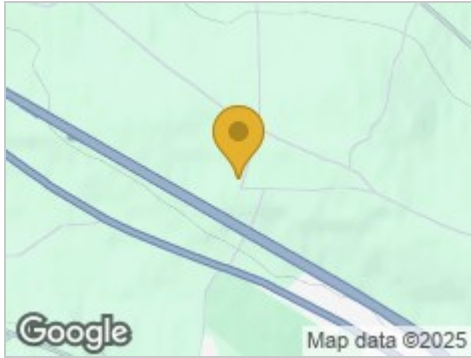
Road Map



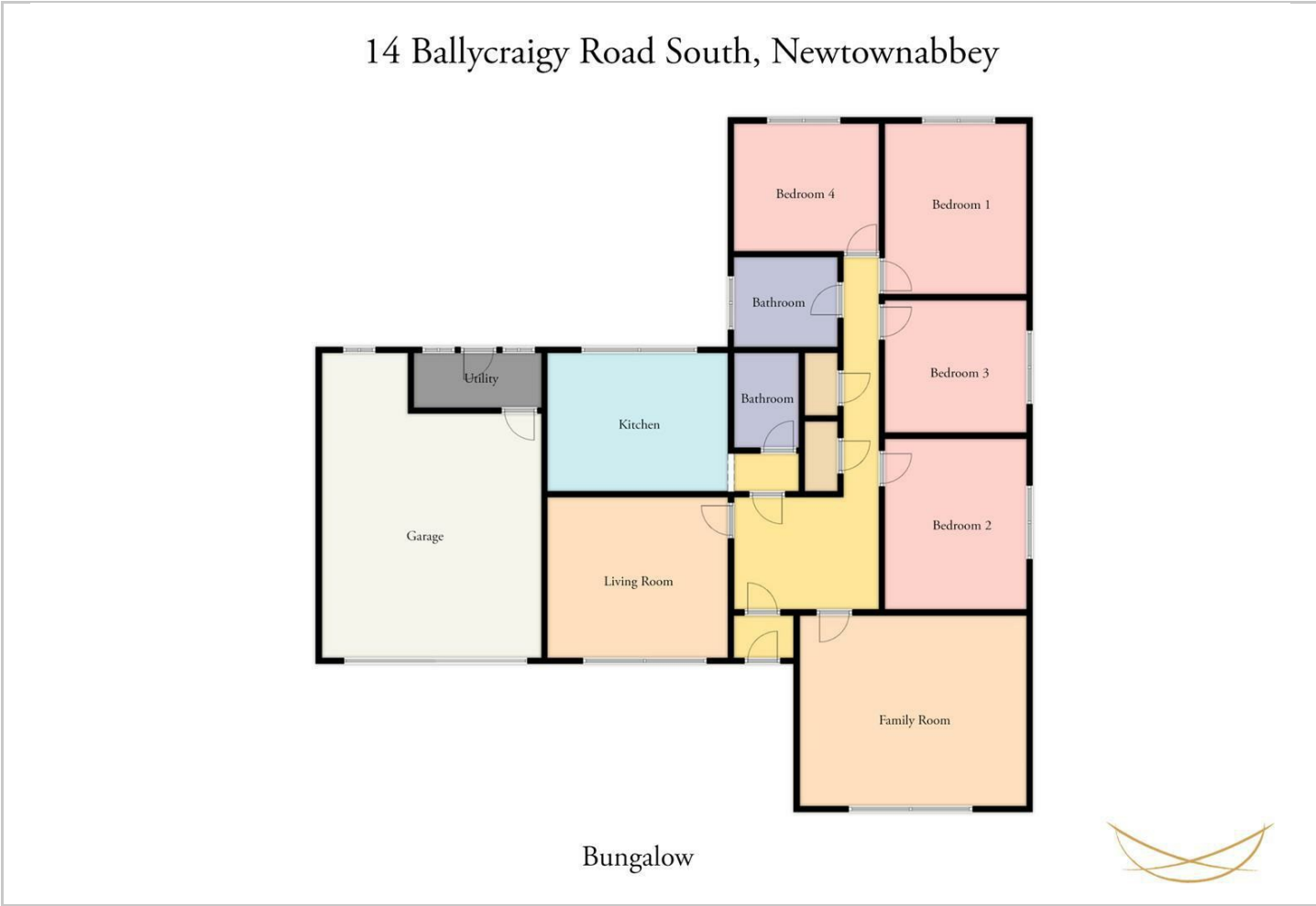
Hybrid Map



Terrain Map



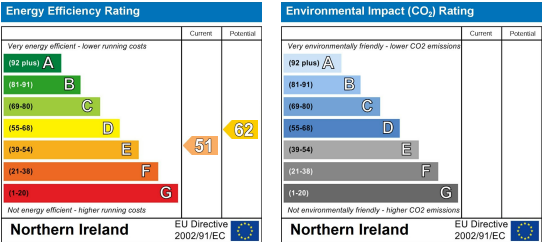
Floor Plan



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



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