



3 Grange Valley Drive

Ballyclare, BT39 9HB



Nest Estate Agents are thrilled to bring to the market 3 Grange Valley Drive, an excellent opportunity for first-time buyers or those wishing to downsize. Situated in a highly desirable and well-established area of Ballyclare, this charming bungalow offers flexible living accommodation with the option to configure as either three bedrooms and one reception room, or two bedrooms and two reception rooms, depending on your needs. The property features a bright kitchen with space for informal dining, a modern white bathroom suite, and benefits from both front and rear gardens along with a detached single garage. While some modernisation is required, the home has been clearly well maintained and offers fantastic potential. Conveniently located within walking distance to local amenities, park, public transport links, and leading local schools. Early viewing is strongly recommended to fully appreciate all this home has to offer. Call Nest today to arrange a viewing on 028 9343 8090

PORCH 9'9 x 3'10 (2.97m x 1.17m)
uPVC front door with feature glazed side panels and insets. Tiled flooring. Access to storage.

STORAGE 3'11 x 3'2 (1.19m x 0.97m)

LIVING ROOM 13'5 x 16'5 (4.09m x 5.00m)
Feature electric fire with wood surround with matching mantle and hearth. Recessed spotlights.

BEDROOM 1 9' x 13'3 (2.74m x 4.04m)
Built in furniture.

BEDROOM 2 9'10 x 7'4 (3.00m x 2.24m)
Access to storage.

STORAGE 4'8 x 1'8 (1.42m x 0.51m)

BEDROOM 3/ DINING ROOM 9'10 x 9'4 (3.00m x 2.84m)
Laminate wood effect flooring.

BATHROOM 6'1 x 6'1 (1.85m x 1.85m)
White suite comprising paneled bath with mixer taps and overhead electric shower. Low flush W.C. Pedestal wash hand basin with mixer taps. Heated chrome towel rail.

FITTED KITCHEN 15'11 x 13'5 (4.85m x 4.09m)
Range of high and low level units with contrasting wood worktops. Stainless steel sink unit with drainer and mixer taps. Space for oven/hob. Space for fridge freezer. Feature display cabinets. Tiled splashback. Tiled flooring. Access to rear garden. Recessed spotlights.

HALLWAY 12'6 x 2'11 (3.81m x 0.89m)
Access to storage.

STORAGE 3 x 2'3 (0.91m x 0.69m)

GARAGE 18'7 x 11'11 (5.66m x 3.63m)
Up and over door.

OUTSIDE
Rear enclosed garden with laid in lawn bordered by mature shrubbery. Feature paved seating area. outdoor tap.

Front laid in lawn bordered with mature shrubbery.

Tarmac finished driveway for multiple cars. Outdoor light.

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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.



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		

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