



# FOR SALE

29 Rashee Road  
Ballyclare, BT39 9HJ



Offers over £99,950



Welcome to 29 Rashee Road, Ballyclare — a fantastic opportunity to secure a well-presented two-bedroom semi detached property in the heart of the town centre. Ideally suited to first-time buyers and investors alike, this home offers both convenience and comfortable living.

Inside, the property boasts a spacious lounge complete with an open fire, creating a warm and inviting atmosphere. The modern kitchen features an informal dining area, perfect for everyday living and entertaining. A contemporary white bathroom suite adds to the home's appeal.

Externally, the property benefits from a rear detached garage, providing valuable storage or parking space. With its prime location within walking distance of local amenities, shops, and schools, 29 Rashee Road offers excellent accessibility and lifestyle convenience.

HALLWAY 3'6 x 3'10 (1.07m x 1.17m)  
Glazed front door.

LIVING ROOM 13'3 x 11'8 (4.04m x 3.56m)  
Feature open fire. Laminate flooring.

FITTED KITCHEN 16'6 x 7'9 (5.03m x 2.36m)  
Range of high and low level units with contrasting worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Space for oven/hob. Integrated extractor fan. Space for washing machine. Tiled flooring. Tiled splashback. Access to storage. Access to rear of the property.

STORAGE 2'7 x 1'9 (0.79m x 0.53m)

STORAGE 7 x 3'7 (2.13m x 1.09m)

FIRST FLOOR

BEDROOM 1 10'4 x 13'4 (3.15m x 4.06m)  
Access to storage.

STORAGE 6'2 x 2'9 (1.88m x 0.84m)

BEDROOM 2 11 x 8'6 (3.35m x 2.59m)  
Laminate flooring. Access to storage.

STORAGE 2'11 x 2'1 (0.89m x 0.64m)

BATHROOM 7'9 x 7'11 (2.36m x 2.41m)  
White suite comprising paneled bath with mixer taps and overhead shower. Pedestal sink unit with mixer taps. Low flush W/C. Tiled flooring. Tiled walls. Access to storage.

STORAGE 2'8 x 2'7 (0.81m x 0.79m)

LANDING 7'7 x 2'10 (2.31m x 0.86m)

GARAGE 12'9 x 18'5 (3.89m x 5.61m)  
Light and power.

OUTSIDE  
Front laid in lawn.

Rear yard area and access to single 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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