NEST
ESTATE AGENTS



16 Castle Manor

Ballynure, Ballyclare, BT39 9GW

Offers over £244,950

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Nest Estate Agents are delighted to present for sale this beautifully maintained and immaculately presented detached family home, ideally situated within the popular Castle Manor development in the sought-after village of Ballynure.

This impressive property offers spacious and well-planned accommodation throughout, with a welcoming open-plan lounge and dining area featuring an attractive gas burning stove, creating a cosy and inviting focal point. The generous kitchen provides excellent storage and workspace, with a useful casual dining area, while a large utility room adds further practicality. The property also benefits from an integral garage and ample storage throughout.

Upstairs are three well-proportioned bedrooms, with the principal bedroom enjoying its own modern ensuite shower room, complemented by a contemporary family bathroom suite.

Outside, the property benefits from well-maintained gardens, providing an ideal space for families to enjoy.

Castle Manor is ideally positioned within Ballynure village, offering a wonderful combination of rural village living and convenient access to everyday amenities. Local shops and businesses, including the award-winning Jacksons Butchers, are within walking distance, as are the village park, primary school and nursery school.

For those commuting, Ballynure is ideally located close to the A8 dual carriageway, providing excellent road connections to Belfast, Larne and surrounding towns.

With its immaculate presentation, generous accommodation, excellent location and family-friendly setting, 16 Castle Manor represents an ideal family home and is sure to appeal to a wide range of purchasers.

HALLWAY
8'7 x 6'6 (2.62m x 1.98m)
uPVC front door with feature glazed insets and side panels. Tiled flooring.

LIVING ROOM
13'2 x 16'1 (4.01m x 4.90m)
Feature gas stove with stone surround, contrasting hearth and tiled inset. Laminate wood flooring.

DINING ROOM
8'2 x 8'9 (2.49m x 2.67m)
Laminate wood flooring. Access to rear garden via patio doors.

FITTED KITCHEN
18'6 x 11'3 (5.64m x 3.43m)
Range of high and low level units with contrasting granite worktops with matching upstand. Stainless steel sink unit with mixer taps and drainer. Integrated oven and hob. Integrated extractor fan. Integrated dishwasher. Space for fridge freezer. Breakfast bar area. Tiled flooring. Recessed spotlights. Access to rear garden.

UTILITY
9'5 x 8'3 (2.87m x 2.51m)
Range of high and low level units with formica worktops. Stainless steel sink unit with drainer and mixer taps. Plumbed for washing machine and tumble dryer.

GARAGE
9'5 x 8'11 (2.87m x 2.72m)
Roller garage door. Light and power.

FIRST FLOOR

BEDROOM 1
13'9 x 9'9 (4.19m x 2.97m)
Built in wardrobes. Recessed spotlights.

ENSUITE
6'11 x 6'6 (2.11m x 1.98m)
White suite comprising fully enclosed shower unit. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Vinyl flooring. uPVC wall cladding. Recessed spotlights.

BEDROOM 2
13'9 x 9'6 (4.19m x 2.90m)
Recessed spotlights. Access to storage.

STORAGE
3'4 x 2'11 (1.02m x 0.89m)

BEDROOM 3
11'1 x 9'9 (3.38m x 2.97m)
Recessed spotlights.

BATHROOM
9'5 x 7'4 (2.87m x 2.24m)
White suite comprising paneled bath with mixer taps and overhead shower. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled flooring. uPVC wall cladding. Recessed spotlights.

LANDING
10'10 x 3'10 & 18 x 6'6 (3.30m x 1.17m & 5.49m x 1.98m)
Access to roofspace. Access to storage.

STORAGE
4'10 x 2'5 (1.47m x 0.74m)

STORAGE
2'7 x 3'6 (0.79m x 1.07m)

OUTSIDE
Front and rear garden laid in lawn.

Split level enclosed garden to the rear with feature paving and stonework bordered by raised flowerbeds. Outdoor tap. Outdoor lighting.

Tarmac finished driveway for multiple vehicles. EV charger.









Road Map



Hybrid Map



Terrain Map



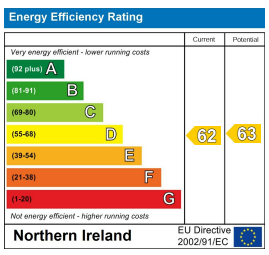
Floor Plan

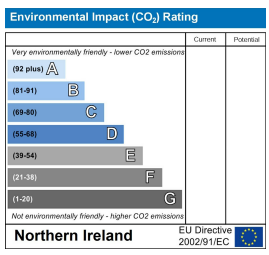


Viewing

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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