



7 Dickeystown

Ballyclare, BT39 9SN

Offers over £124,950



Welcome to 7 Dickeystown, a charming semi-rural property offering stunning countryside views and a peaceful lifestyle. Perfectly suited for first-time buyers, investors, or those looking to downsize, this delightful home boasts a spacious lounge with an open fire, a modern fitted kitchen with informal dining area, two well-proportioned bedrooms, and a stylish bathroom. Outside, the large rear garden, complete with an outbuilding, provides ample outdoor space, while the private driveway adds to the convenience. The property benefits from stunning rural views and is within close proximity to Ballyclare town. This property is sure to attract strong interest — contact us today to arrange your viewing!

HALLWAY 3'8 x 3'10 (1.12m x 1.17m)
uPVC front door with glazed feature inset. Laminate wood effect flooring.

LIVING ROOM 12 x 11'4 (3.66m x 3.45m)
Feature open fire with cast iron ornate surround. Contrasting wood surround and mantle. Laminate wood effect flooring.

FITTED KITCHEN 14'10 x 7'1 (4.52m x 2.16m)
Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Integrated extractor fan. Integrated electric oven and hob. Tiled splashback. Tiled flooring. Access to storage. Access to rear garden.

STORAGE 3'1 x 6'7 (0.94m x 2.01m)

FIRST FLOOR

BEDROOM 1 15' x 9'9 (4.57m x 2.97m)
Built in storage.

STORAGE 2'3 x 3'5 (0.69m x 1.04m)

BEDROOM 2 9'2 x 8'5 (2.79m x 2.57m)
Built in storage.

STORAGE 2'4 x 2'9 (0.71m x 0.84m)

BATHROOM 6'2 x 5'10 (1.88m x 1.78m)
White suite comprising paneled bath with mixer taps and over head shower. Low flush W/C. Vanity style sink unit with mixer taps. Tiled flooring. Tiled walls.

LANDING 6'2 x 2'11 (1.88m x 0.89m)

OUTSIDE

Large rear enclosed garden with laid in lawn bordered by mature shrubbery and paving. Outbuilding for storage. Outdoor tap. Outdoor light.
Private front driveway for two cars.

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 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 EU Directive 2002/91/EC			Northern Ireland 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 firms employment has the authority to make or give any representation or warranty in respect of the property.