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ESTATE AGENTS



5 Mossfield Drive

Ballyclare BT39 8AL

Offers over £219,950

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Built in 2024, this attractive three-bedroom semi-detached home offers modern living in a popular residential location in Ballyclare. The property provides contemporary accommodation throughout, making it an ideal choice for first-time buyers, young families and those seeking a more recently new built home. Conveniently positioned close to Ballyclare town centre, a range of local amenities, schools and transport links are all within easy reach. A fantastic opportunity to purchase a modern home ready to move into.

Externally, the property benefits from a private driveway providing off-street parking, together with an enclosed rear garden featuring a paved sitting area — the perfect space for outdoor dining, entertaining or simply relaxing.

HALLWAY
"15'1 x 4'5" ("4.60m x 1.35m)
Hardwood front door with feature glazed insets. Tiled flooring.

LIVING ROOM
"18'1 x 10'11" ("5.51m x 3.33m)
Spacious and welcoming formal lounge featuring an attractive bay window, creating a bright and airy feel. Complete with a stylish electric fire providing an attractive focal point and laminate wood-effect flooring.

MODERN FITTED KITCHEN
"15'4 x 12'1" ("4.67m x 3.68m)
A stunning modern kitchen finished in a stylish contemporary design, featuring sleek grey Shaker-style cabinetry complemented by Qyartz work tops. The kitchen offers an excellent range of storage and preparation space, with an impressive central island providing additional workspace. Integrated dishwasher, washing machine, fridge freezer and modern extractor hood and recessed lighting complete the look. There is also a dedicated dining area, creating a lovely space for everyday family meals and entertaining. Finished with attractive tiled flooring and neutral décor, this is a bright, practical and inviting space.

TOILET
"7'5 x 3'4" ("2.26m x 1.02m)
White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled splashback. Tiled flooring.

FIRST FLOOR

BEDROOM 1
"12'8 x 12'4" ("3.86m x 3.76m)
Carpet flooring.

ENSUITE
"8'10 x 3'5" ("2.69m x 1.04m)
White suite comprising fully enclosed shower unit. Low flush W/C. Heated chrome towel rail. Tiled splashback. Tiled flooring.

BEDROOM 2
"12'3 x 10'9" ("3.73m x 3.28m)

BEDROOM 3
"9'4 x 8'4" ("2.84m x 2.54m)

BATHROOM
"8'7 x 6'11" ("2.62m x 2.11m)
Modern family bathroom finished in a stylish contemporary design, featuring a panelled bath with

tiled surround and a separate curved glass shower enclosure. Complete with a sleek white wash hand basin and W.C., complemented by attractive feature tiling. Finished with contemporary floor tiling.

LANDING

"10'7 x 3'4" ("3.23m x 1.02m)

Access to roofspace via a Slingsby-style loft ladder, with fitted lighting.

OUTSIDE

Fully enclosed laid in lawn. Paved seating area. Outdoor tap. Outdoor lighting.

Front laid in lawn, tarmac finished driveway.

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 Smart Mortgages on 02893 438092



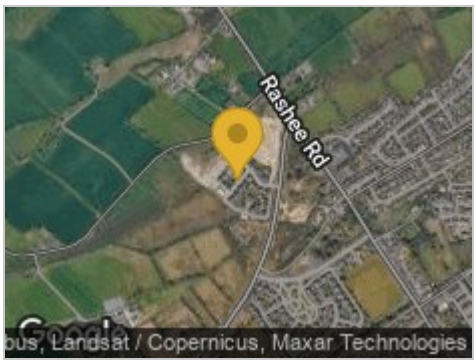




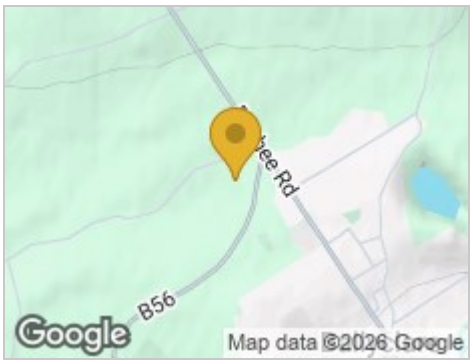
Road Map



Hybrid Map



Terrain Map



Floor Plan



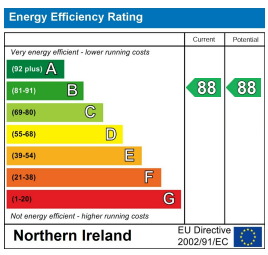
TOTAL: 1073 sq. ft, 100 m2
1st floor: 545 sq. ft, 51 m2, 2nd floor: 528 sq. ft, 49 m2
EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m2, WALLS: 79 sq. ft, 7 m2

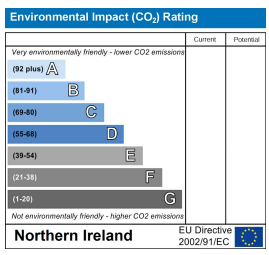
Sizes And Dimensions Are Approximate. Actual May Vary.

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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