



FOR SALE

71 Ballyduff Road

Newtownabbey, BT36 6UT

Offers over £285,000



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Boasting outstanding kerb appeal and beautifully presented throughout, 71 Ballyduff Road is an impressive five-bedroom family home offering generous, versatile accommodation in a highly convenient location. Finished to a high standard, the property features a bright and spacious lounge with a charming feature electric stove, alongside a contemporary kitchen complete with a breakfast bar and informal dining area – ideal for modern family living and entertaining.

Further enhancing the ground floor is a spacious utility room and a convenient downstairs bathroom, while upstairs offers five well-proportioned bedrooms and a stylish four-piece family bathroom. Externally, the home continues to impress with a beautifully maintained split-level rear garden featuring attractive paved areas, perfect for relaxing or entertaining. A tarmac driveway provides off-street parking for multiple vehicles and is complemented by a useful car port, offering additional covered parking or sheltered outdoor storage.

Ideally situated within walking distance of local schools, shops and everyday amenities, with excellent public transport links close at hand, this superb home combines space, style and convenience, making it an exceptional opportunity for growing families and discerning purchasers alike.

HALLWAY

5'5 x 7'8 (1.65m x 2.34m)

Composite front door with feature glazed insets and side panels. Tiled flooring.

DOWNSTAIR W/C

5'5 x 2'9 (1.65m x 0.84m)

White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

LIVING ROOM

18'6 x 10'6 (5.64m x 3.20m)

Feature electric fire. Laminate wood flooring. Access to storage.

STORAGE

2'9 x 8'1 (0.84m x 2.46m)

FITTED KITCHEN

10'9 x 26'2 (3.28m x 7.98m)

Range of high and low level units with contrasting worktops with matching upstand. Composite 1.5 bowl sink unit with drainer and mixer taps. Space for American style fridge freezer. Integrated eye level oven and grill. Integrated microwave. Integrated electric hob. Integrated extractor fan. Integrated dishwasher. Integrated wine cooler. Feature island with breakfast bar. Laminate wood effect flooring. Recessed spotlights. Patio doors to rear garden.

UTILITY

4'10 x 10'9 (1.47m x 3.28m)

Range of high and low level units. Plumbed for washing machine. Laminate flooring.

GARAGE

9'4 x 16'5 (2.84m x 5.00m)

Light and power. Up and over door.

FIRST FLOOR

BEDROOM 1

9'4 x 18'10 (2.84m x 5.74m)

Laminate wood flooring. Built in sliderobes.

BEDROOM 2

14'9 x 8'6 (4.50m x 2.59m)

Built in sliderobes. Laminate wood flooring.

BEDROOM 3

13'1 x 10'11 (3.99m x 3.33m)

Built in sliderobes

BEDROOM 4

BEDROOM 5

10'6 x 10'9 (3.20m x 3.28m)

Laminate wood flooring.

LANDING

14 x 6'2 (4.27m x 1.88m)

Access to roofspace via slingsby ladder. Access to storage.

STORAGE

3'6 x 2'10 (1.07m x 0.86m)

BATHROOM

8'8 x 7'4 (2.64m x 2.24m)

White suite comprising free standing bath with mixer taps and hand held shower. Large fully enclosed mains shower unit. Low flush W/C. Vanity style sink unit with mixer taps. Heated chrome towel rail. Tiled flooring. Tiled walls. Recessed spotlights.

OUTSIDE

Fully enclosed split level rear garden. Feature paving

and raised flower beds with mature shrubbery. Laid in lawn. Feature sitting area with artificial grass. Shed. Outdoor tap. Outdoor lighting.

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.

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

71 Ballyduff Road, Newtownabbey



Ground Floor



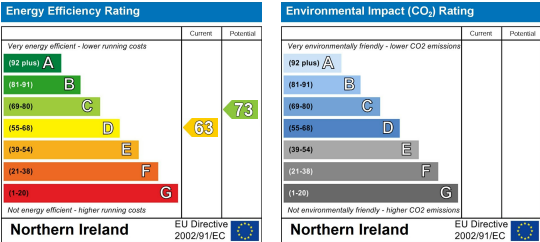
First Floor



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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