



5 Rushfield Walk

Ballyclare, BT39 0FQ

Offers over £209,950



Welcome to 5 Rushfield Walk, a beautifully presented three-bedroom semi-detached home set within a popular and modern development on Jubilee Road, Ballyclare. Built circa 2022, this contemporary property offers stylish, family-friendly living with a spacious lounge, a modern fitted kitchen with an informal dining area, a convenient downstairs W.C., an ensuite master bedroom, and a luxurious family bathroom suite. Outside, you'll find an enclosed rear garden with a paved sitting area—perfect for relaxing or entertaining—along with a private driveway for off-street parking. Ideally located on the edge of town, the property offers easy access to main routes while remaining within walking distance of local schools, shops, and amenities. Its convenient position close to the M2 motorway also ensures effortless travel to Belfast and surrounding towns, making it the perfect home for modern family life.

HALLWAY 11'9 x 7'3 (3.58m x 2.21m)
Hardwood front door with glazed panels. Tiled flooring.

DOWNSTAIRS TOILET 6'8 x 3'3 (2.03m x 0.99m)
White suite comprising low flush W/C. Semi pedestal wash hand with mixer taps. Tiled flooring.

LIVING ROOM 18 x 11'4 (5.49m x 3.45m)
Feature electric fire.

FITTED KITCHEN 18'7 x 15'5 (5.66m x 4.70m)
Shaker style with a range of high and low level units. Formica worktops. Stainless steel 1.5 bowl with drainer and mixer taps. Integrated fridge freezer. Integrated dishwasher. Integrated electric oven and hob. Integrated extractor fans. Integrated washer dryer. Tiled flooring. Tiled splashback. Double doors leading to rear garden.

STORAGE 6'11 x 3'5 (2.11m x 1.04m)

FIRST FLOOR

LANDING 10'9 x 8'9 (3.28m x 2.67m)
Access to landing. Access to storage.

STORAGE 1'11 x 3'3 (0.58m x 0.99m)

BEDROOM 1 14'5 x 11 (4.39m x 3.35m)

ENSUITE 8'8 x 3'3 (2.64m x 0.99m)
White suite comprising fully enclosed shower unit, low flush W/C. Vanity style wash hand basin with mixer taps. Heated chrome towel rail. Tiled flooring. Tiled splashback.

BEDROOM 2 9'10 x 9'4 (3.00m x 2.84m)

BEDROOM 3 7'4 x 8'1 (2.24m x 2.46m)

BATHROOM 8'9 x 6'10 (2.67m x 2.08m)
White suite comprising paneled bath with hand held shower and mixer taps. Fully enclosed shower unit. Low flush W/C. Vanity style sink unit with mixer taps. Heated chrome towel rail. Tiled flooring. Tiled splashback.

OUTSIDE
Rear enclosed garden with laid in lawns, paved seating area. Outdoor tap. Outdoor light.

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 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			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 firms employment has the authority to make or give any representation or warranty in respect of the property.