



## 2 Readers Place

Ballyclare, BT39 9ED

Offers over £329,950



# 2 Readers Place

Ballyclare, BT39 9ED

Offers over £329,950



Welcome to 2 Readers Place, Ballyclare – a modern, spacious three-storey detached family home set within a highly desirable residential development.

This beautifully maintained property offers generous and flexible accommodation throughout, perfectly suited to contemporary family living. The ground floor comprises two reception rooms, including a bright and inviting sunroom, along with a convenient downstairs WC. The heart of the home is ideal for both everyday living and entertaining.

Across the upper floors, the property boasts four well-proportioned bedrooms, including a principal bedroom with ensuite, alongside family bathrooms thoughtfully positioned to serve each level.

Externally, the home benefits from an enclosed rear garden, providing a safe and private space for children and outdoor enjoyment, as well as a detached single garage.

Ideally located within walking distance of local schools and amenities, Readers Place is one of Ballyclare's most sought-after areas. The addition of the Jubilee Road offers excellent convenience for commuters, allowing easy access to Belfast and surrounding towns while avoiding town centre traffic.

Combining space, location, and quality, this is an ideal home for growing families seeking comfort and convenience in a prime setting.

## HALLWAY

7'1 x 8'9 (2.16m x 2.67m)

Georgian style composite front door with glazed overhead inset. Tiled flooring. Wood paneling.

## LIVING ROOM

20 x 11'5 (6.10m x 3.48m)

Feature multi fuel burning stove with tiled hearth and over beam mantle. Laminate wood effect flooring. Patio doors to rear garden.

## FITTED KITCHEN

19'11 x 10'2 (6.07m x 3.10m)

Range of high and low level units with quartz worktops. Composite 1.5 bowl sink unit with drainer and mixer taps. Integrated gas hob. Integrated extractor fan. Integrated Bosch oven and grill. Integrated fridge freezer. Integrated dishwasher. Tiled flooring. Tiled splashback. Recessed spotlights.

## SUNROOM

10'1 x 13'1 (3.07m x 3.99m)

Multi fuel burning stove. Tiled flooring. Patio doors to rear garden.

## UTILITY

7'1 x 5'5 (2.16m x 1.65m)

Range of high and low level units with contrasting formica worktops and matching upstand. Stainless steel sink unit with drainer and mixer taps. Space for washing machine. Space for tumble dryer. Tiled flooring. Access to rear garden.

## DOWNSTAIRS W/C

4'9 x 3'8 (1.45m x 1.12m)

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

## FIRST FLOOR

### BEDROOM 1

11'5 x 15'2 ( 3.48m x 4.62m)

### ENSUITE

4'6 x 8'9 (1.37m x 2.67m)

White suite comprising fully enclosed shower unit. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Wood paneling.

### BEDROOM 4

11'2 x 10'2 (3.40m x 3.10m)

Built in wardrobe. Eves storage.

Tel: 02893438090

## BATHROOM

9'1 x 6'11 (2.77m x 2.11m)

White suite comprising paneled bath with mixer taps. Fully enclosed shower unit. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Heated towel rail. Tiled splashback. Tiled flooring.

## STORAGE

4'6 x 2'11 (1.37m x 0.89m)

## LANDING

7'11 x 20 (2.41m x 6.10m)

Access to storage.

## STORAGE

2'3 x 4'6 (0.69m x 1.37m)

## SECOND FLOOR

### BEDROOM 2

13'9 x 11'5 (4.19m x 3.48m)

Built in storage.

## STORAGE

1'10 x 11'5 (0.56m x 3.48m)

### BEDROOM 3

13'8 x 10'2 (4.17m x 3.10m)

Built in eves.

## STORAGE

1'10 x 10'2 (0.56m x 3.10m)

## BATHROOM

7'1 x 5'11 (2.16m x 1.80m)

White suite comprising fully enclosed shower unit. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Heated towel rail. Tiled flooring. Tiled walls.

## LANDING

14'2 x 7'11 (4.32m x 2.41m)

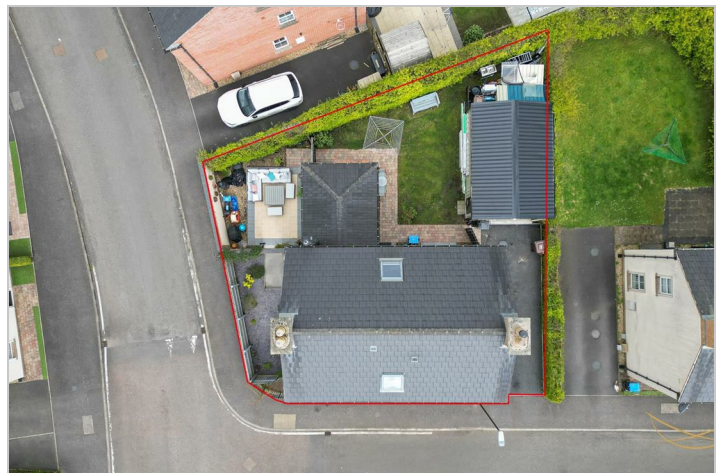
## OUTSIDE

Fully enclosed rear garden laid in lawn bordered by mature shrubbery. Feature paved seating area. Side garden with pebble finished flower beds. Detached single garage with roller shutter. Outdoor light. Outdoor tap.

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.

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](mailto:hello@nestestateagents.com) or telephone 028 9343 8090.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

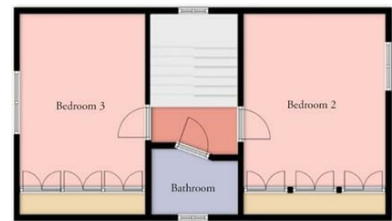
### 2 Readers Place, Ballyclare



Ground Floor



First Floor

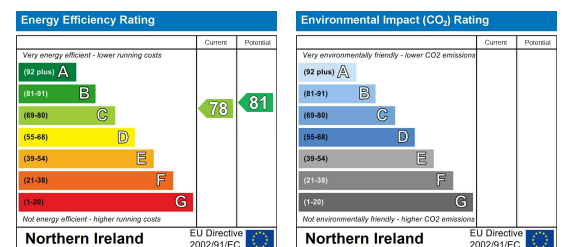


Second Floor

## 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



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