



FOR SALE

## 12 Gateside Mews

Ballyclare, BT39 9GT

Offers over £159,950



Nest Estate Agents are thrilled to bring to market this deceptively spacious townhouse in the highly regarded Gateside Development. This property is expected to appeal to a vast array of purchasers from first time buyers to those looking to downsize.

Situated just off the Victoria Road in Ballyclare, the property is situated in the catchment area for the areas leading Primary and Secondary Schools. Ballyclare town is within walking distance offering a range of amenities from shops, coffee shops, banks and library.

Internally the property offers a spacious lounge, a modern fitted kitchen, a downstairs W.C, 3 bedrooms - one with ensuite and a white family bathroom suite.

Externally the property has a rear enclosed garden and a driveway to the front of the property.

**ENTRANCE HALL** 9'6" x 6'4" ( 2.74m'1.83m" x 1.83m'1.22m" )  
Hardwood door with feature glazed panels., laminate wood effect flooring.

**LOUNGE** 14'2" x 14'8" (4.27m'0.61m" x 4.27m'2.44m" )  
Feature electric fire with Laminate wood effect flooring, with limestone surround, tiled insert and matching hearth.

**KITCHEN AND DINING AREA** 17'10" x 10'4" (5.18m'3.05m" x 3.05m'1.22m" )  
Modern fitted kitchen with a range of high and low level units, contrasting formica worktops, stainless steel sink unit with mixer taps and drainer, integrated oven and hob, stainless steel extractor fan, integrated fridge freezer, integrated dishwasher, laminate wood effect flooring, patio doors leading to rear garden.

**STORAGE** 7' x 3'3" (2.13m' x 0.91m'0.91m" )

**FIRST FLOOR**

**HALLWAY** 6'6" x 10'4" (1.83m'1.83m" x 3.05m'1.22m" )  
Access to roofspace.

**BEDROOM 1** 11'4" x 11'1" (3.35m'1.22m" x 3.35m'0.30m" )  
Built in sliderobes.

**ENSUITE BATHROOM** 7'8" x 2'11" (2.13m'2.44m" x 0.61m'3.35m" )  
White suite comprising enclosed mains shower, low flush w.c, vanity style wash hand basin.

**BEDROOM 2** 10'4" x 11'1"

**BEDROOM 3** 7'3" x 7'4" (2.13m'0.91m" x 2.13m'1.22m" )

**STORAGE** 3'2" x 3' (0.91m'0.61m" x 0.91m' )

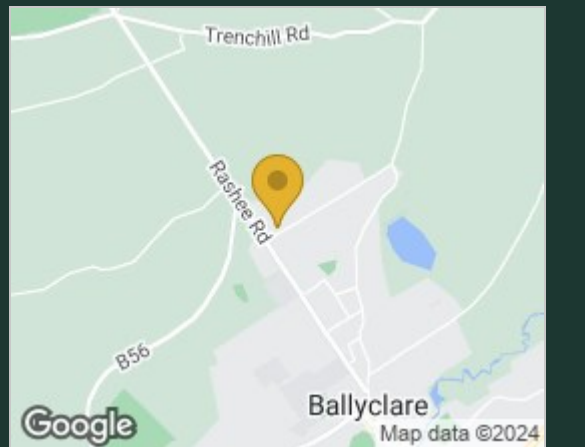
**FAMILY BATHROOM** 7'5" x 7'1" (2.13m'1.52m" x 2.13m'0.30m" )  
White suite comprising paneled bath with mixer taps and over head shower, low flush w.c, vanity style sink unit with mixer taps, vanity style sink unit with mixer taps, partially tiled walls, tiled floor, extractor fan.

**OUTSIDE**

Enclosed rear garden with paving and pebble finish, 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 Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b> EU Directive 2002/91/EC			<b>Northern Ireland</b> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.