

FOR SALE

28 Upper Gateside Grove

Ballyclare, BT39 9WN



Offers over £209,950



Presented in immaculate condition throughout, this beautifully maintained three-bedroom semi-detached home offers stylish, modern living in a highly desirable location. Perfectly suited to first-time buyers and growing families alike, the property is ready for immediate occupation with nothing to do but move in.

Situated just off the Victoria Road, the property enjoys a convenient location within easy reach of Ballyclare town centre, a range of local schools, shops, cafés and everyday amenities. Excellent public transport links and convenient road networks also make commuting to Belfast and surrounding areas straightforward.

The spacious accommodation includes a bright and welcoming lounge complete with a contemporary wall-mounted fire, a modern fitted kitchen with an informal dining area, a convenient downstairs WC, three well-proportioned bedrooms including a principal bedroom with ensuite shower room, and a sleek family bathroom finished to a high standard.

Outside, the enclosed rear garden has been thoughtfully landscaped with feature paving, creating an attractive, low-maintenance space ideal for relaxing or entertaining. Combining excellent presentation with practical family living in a superb location, this exceptional home is sure to appeal to a wide range of purchasers.

HALLWAY

uPVC entrance door with glazed inset and glazed overhead panel. Ceramic tiled flooring.

LOUNGE 14'8 x 11'1 (4.47m x 3.38m)

Feature wall mounted electric fire. Laminate wood effect flooring.

KITCHEN/ DINING ROOM 14'8 x 11'1 (4.47m x 3.38m)

Range of high and low level units with contrasting formica worktops with matching upstand. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Integrated fridge freezer. Integrated dishwasher. Eye level integrated oven and grill. Integrated electric hob. Integrated stainless steel extractor fan. Tiled floor. Patio doors to rear garden. Recessed spotlights.

DOWNSTAIR W/C

White suite comprising low flush W/C. Vanity style sink unit with mixer taps. Tiled flooring. Tiled splashback.

FIRST FLOOR

HALLWAY

Access to storage. Access to roofspace.

BEDROOM 1 11'3 x 11'1 (3.43m x 3.38m)

ENSUITE

White suite comprising fully enclosed mains shower. Vanity style sink unit with mixer taps. Low flush W/C. Tiled flooring. Partially tiled walls. Recessed spotlights.

BEDROOM 2 12'6 x 9'7 (3.81m x 2.92m)

Feature wood paneling.

BEDROOM 3 9 x 8 (2.74m x 2.44m)

FAMILY BATHROOM

White suite comprising tiled bath with mixer taps and overhead shower. Semi pedestal wash hand basin with mixer taps. Low flush W/C. Heated chrome towel rail. Partially tiled walls. Tiled flooring. Recessed spotlights.

OUTSIDE

Rear laid in lawn. Feature paving. Outdoor tap. Outdoor light.

Front laid in lawn. Tarmac finished driveway. Outdoor light.

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Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.

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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		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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