



**SALE AGREED**

103 Fairview Farm Road

Ballyclare, BT39 9LB

Offers over £114,950

2 1 1 B



Nest Estate Agents are delighted to bring to the market this beautifully presented ground floor apartment in the ever popular Fairview Farm Road development in Ballyclare. Situated just off the Doagh Road the property is in walking distance to coffee shops, restaurants, shops, local schools, the leisure centre and parks. Internally the property offers modern accommodation with two bedrooms, fitted kitchen with integrated appliances, open plan lounge/ dining area and a modern bathroom suite. Externally there is a rear shared garden and a driveway for residents with small storage outbuilding.

We anticipate high interest in this apartment and it may be suitable for investors or first time buyers. To arrange a viewing please call us on 028 9343 8090 or alternatively via [hello@nestestateagents.com](mailto:hello@nestestateagents.com)

**HALLWAY** 6'1 x 4'8 (1.85m x 1.42m)

uPVC external door, storage cupboard. Access to living room

**LIVING ROOM/ KITCHEN** 20'7 x 16'10 (6.27m x 5.13m)

Fully fitted shaker style kitchen with range of high and low level units with contrasting formica worktops. Tiled splashback. Integrated oven, hob, stainless steel extractor fan, fridge freezer and washing machine. Stainless steel 1 1/2 bowl sink with drainer and mixer tap. Recessed unit spotlights.

**BATHROOM** 7'9 x 6'2 (2.36m x 1.88m)

Ceramic tiled floor. Panelled bath with overhead chrome shower. Low flush w/c. Pedestal sink with chrome mixer taps.

**BEDROOM 1** 11'9 x 9'6 (3.58m x 2.90m)

**BEDROOM 2** 7'1 x 9'6 (2.16m x 2.90m)

**STORAGE** 3' x 3'5 (0.91m x 1.04m)

**MID HALL** 7'8 x 3'10 (2.34m x 1.17m)

**OUTSIDE**

Shared access rear garden finished in lawn. Off road parking for one car. Small outbuilding for storage.

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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
	81		
	84		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Northern Ireland		Northern Ireland	

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.

11 The Square Ballyclare, Co. Antrim, BT39 9BB  
Tel: 02893438090 Email: [hello@nestestateagents.com](mailto:hello@nestestateagents.com)