



89 Ballyrobert Road

Ballyclare, BT39 9RT

Offers over £289,950



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Welcome to 89 Ballyrobert Road, Ballyrobert – an exceptional detached family home offering the perfect blend of modern living, generous accommodation, and a highly desirable village location.

Constructed in 2014 and meticulously maintained by its current owners, this impressive home retains a fresh, contemporary feel throughout. Ideally positioned within walking distance of the local shop and a leading primary school, with excellent public transport links nearby for easy commuting, it offers the best of both rural charm and everyday convenience.

Designed with family living in mind, the property boasts four well-proportioned bedrooms, including two with luxurious en-suite shower rooms, a spacious and inviting lounge, and a stunning open-plan kitchen, dining, and sunroom that forms the heart of the home. Additional features include a convenient downstairs WC, a stylish family bathroom complete with a Jacuzzi bath, and built-in Sliderobes in multiple bedrooms, providing excellent storage.

Outside, the wrap-around gardens offer beautifully maintained spaces with peaceful pockets of tranquillity, ideal for relaxing or entertaining, while the integral single garage adds further practicality.

Offering space, style, and an enviable location, 89 Ballyrobert Road is a superb opportunity for families seeking a home that is ready to move into and enjoy from day one.

## HALLWAY

16'3 x 6'9 (4.95m x 2.06m)

Hardwood front door with feature glazed side panels. Tiled flooring.

## LIVING ROOM

16'3 x 12'10 (4.95m x 3.91m)

Feature electric stove. Wood surround, tiled inset and hearth. Laminate wood flooring.

## TOILET

2'6 x 5'5 (0.76m x 1.65m)

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

## FITTED KITCHEN

19'6 x 10'8 (5.94m x 3.25m)

Range of high and low level units with contrasting formica worktops. 1.5 bowl stainless steel sink unit with drainer and mixer taps. Integrated electrical hob. Integrated stainless steel extractor fan. Integrated eye level oven and grill. Integrated fridge freezer. Integrated microwave. Integrated dishwasher. Breakfast bar. Display cabinets. Feature kick board lighting. Tiled splashback. Tiled flooring. Recessed spotlights.

## SUNROOM

11'11 x 14'2 (3.63m x 4.32m)

Feature wall mounted electric fire. Tiled flooring. Patio doors to rear garden. Recessed spotlights.

## GARAGE

12'7 x 19'6 (3.84m x 5.94m)

Light and power. Up and over door.

## FIRST FLOOR

### BEDROOM 1

19'7 x 12'7 (5.97m x 3.84m)

Solid wood flooring. Built in wardrobes.

### ENSUITE

3'11 x 8'5 (1.19m x 2.57m)

White suite comprising fully enclosed shower unit with

rainfall shower. Vanity style sink unit with mixer taps. Low flush W/C. Tiled walls. Tiled flooring.

### BEDROOM 2

13'1" x 11'7" (3.99m x 3.53m)

Built in sliderobes. Solid wood flooring.

### ENSUITE

29'6" x 29'6" x 9'10" (9'9" x 3)

White suite comprising fully enclosed rainfall shower unit. Vanity style sink unit with mixer taps. Low flush W/C. Tiled flooring. Tiled splashback.

### BEDROOM 3

13'1" x 12 (3.99m x 3.66m)

Built in sliderobes. Solid wood flooring.

### BEDROOM 4

10'6" x 8'5" (3.20m x 2.57m)

Solid wood flooring.

### LANDING

9'7" x 6'7" (2.92m x 2.01m)

Access to roofspace. Access to storage.

### BATHROOM

7'10" x 8'2" (2.39m x 2.49m)

White suite comprising jacuzzi with mixer taps and hand held shower. Low flush W/C. Vanity sink unit with mixer taps. Tiled flooring. Tiled walls.

### OUTSIDE

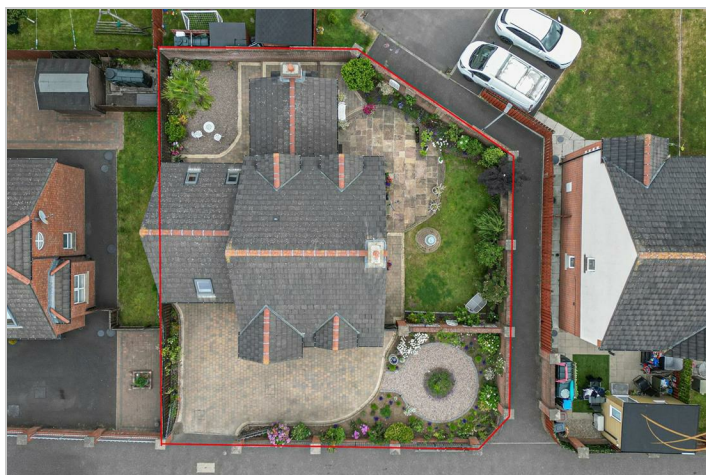
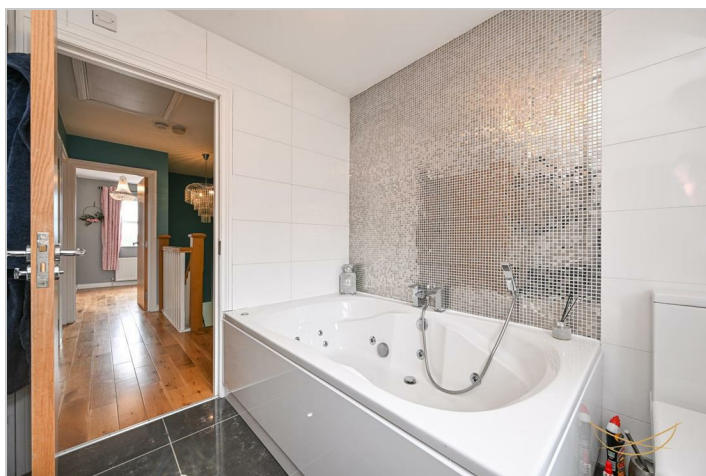
Wrap around garden with feature paving, laid in lawn bordered by flowerbeds and mature shrubbery.

Fully enclosed rear garden. Outdoor tap. Outdoor lighting. Private driveway for multiple vehicles with paved finish.

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

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Road Map



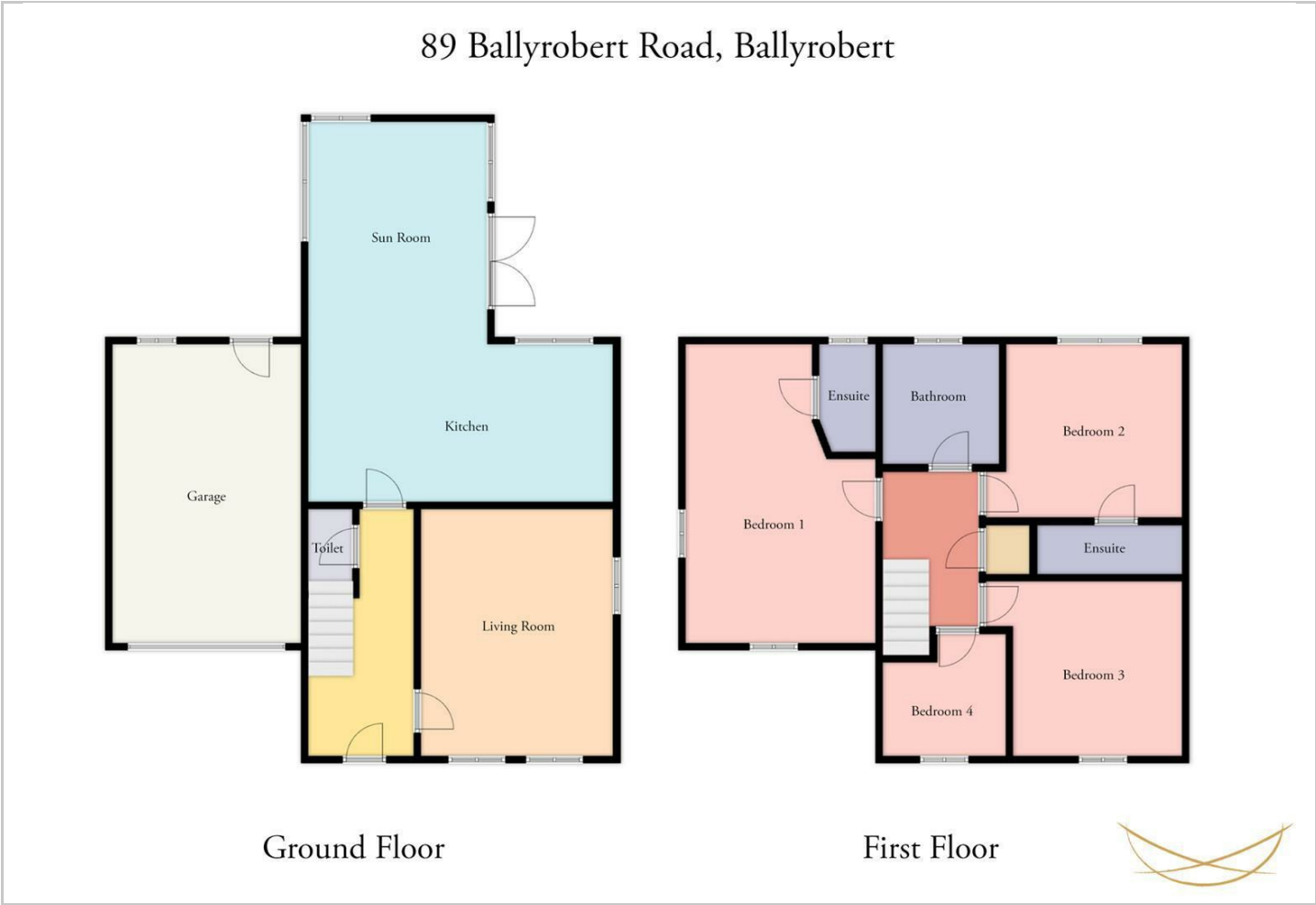
Hybrid Map



Terrain Map



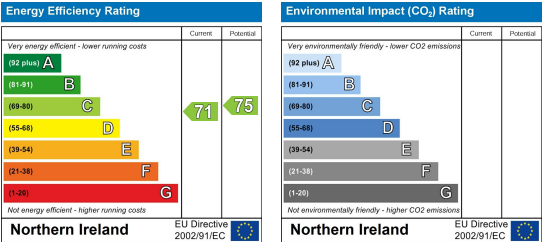
Floor Plan



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



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