



13 Ballyeaston Road

Ballyclare, BT39 9BW



Offers over £89,950



Welcome to 13 Ballyeaston Road, Ballyclare – a fantastic opportunity for first-time buyers and savvy investors alike.

Ideally located within walking distance of Ballyclare town centre, this modernised two-bedroom mid-terrace property offers convenience and comfort in equal measure. A wide range of local amenities, shops, cafés and excellent public transport links are all close at hand, making this home perfectly suited to today's busy lifestyle.

Internally, the property comprises a bright open-plan lounge area leading to a fitted kitchen, two well-proportioned bedrooms, and a contemporary white shower room. The home further benefits from newly installed gas heating, ensuring energy efficiency and year-round comfort.

Externally, there is an enclosed rear yard providing low-maintenance outdoor space.

EICR currently in date.

This is an excellent opportunity to secure a stylish, move-in-ready home in a highly convenient location. Early viewing is highly recommended.

HALLWAY 2'9 x 3'9 (0.84m x 1.14m)

uPVC front door with feature glazed inset. Laminate wood effect flooring.

LIVING ROOM / DINING ROOM 20'1 x 9'8 (6.12m x 2.95m)

Laminate wood effect flooring. Access to storage.

STORAGE 3'10 x 10'8 (1.17m x 3.25m)

FITTED KITCHEN 9'10 x 10'8 (3.00m x 3.25m)

Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Space for cooker. Integrated extractor fan. Space for washing machine. Space for fridge freezer. Tiled splashback. Laminate wood effect flooring. Access to rear garden.

FIRST FLOOR

BEDROOM 1 9'3 x 11'1 (2.82m x 3.38m)

BEDROOM 2 9'9 x 9'4 (2.97m x 2.84m)

Access to storage

BATHROOM 6'8 x 6'5 (2.03m x 1.96m)

White suite comprising jacuzzi paneled with mixer taps and overhead shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Partially tiled walls. Tiled flooring.

LANDING 32'9" x 13'1" x 19'8" (10'4 x 6)

Access to roofspace.

STORAGE 3'1 x 3'6 (0.94m x 1.07m)

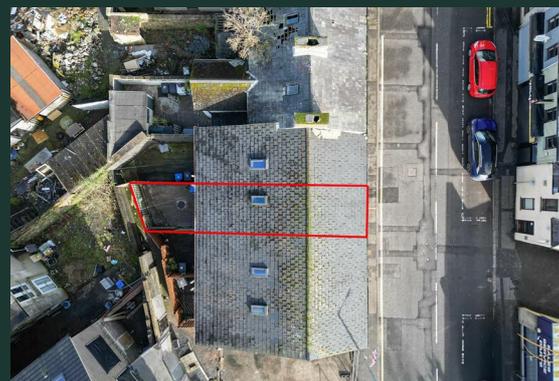
OUTSIDE

Paved rear yard. Outdoor light.

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.

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 or telephone 028 9343 8090.



| 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 | |
| | 65 | | 76 |
| EU Directive 2002/91/EC | | 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.

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