



10 Greenburn River Mews

Ballynure Road, Ballyclare, BT39 9AG



Offers over £159,950



This deceptively spacious three-storey property offers well-proportioned accommodation throughout, making it an ideal choice for families and first-time buyers alike. Boasting four generously sized bedrooms, including two with attractive bay-fronted windows, the home combines practical living space with a welcoming and comfortable atmosphere.

The ground floor features a spacious lounge with a charming bay-fronted window, a modern fitted kitchen with informal dining area, and a convenient downstairs W/C. To the first floor is a modern family bathroom suite, while the remaining accommodation provides four well-proportioned bedrooms across the upper levels.

Externally, the property benefits from an enclosed patio area and two private parking spaces, providing excellent convenience for modern family living.

Situated within walking distance of Ballyclare's local amenities, shops, parks, leisure centre and public transport links, this property enjoys a convenient and well-connected location while offering a peaceful residential setting.

An excellent opportunity for those seeking a spacious and versatile home in a popular Ballyclare location.

PORCH 3'5 x 4'8 (1.04m x 1.42m)
uPVC front door with feature glazed inset. Vinyl wood effect flooring.

HALLWAY 12'8 x 10'9 (3.86m x 3.28m)
Vinyl wood effect flooring. Access to storage.

LOUNGE 12'8 x 10'9 (3.86m x 3.28m)
Bay fronted window.

FITTED KITCHEN 11'11 x 14 (3.63m x 4.27m)
Feature bay window. Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Space for oven and hob. Integrated extractor fan. Space for washing machine. Space for dishwasher. Vinyl flooring. Access to side of property.

TOILET 3'4 X 5'4
White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Vinyl flooring. Tiled splashback.

STORAGE 3'7 x 5'4 (1.09m x 1.63m)

FIRST FLOOR

LANDING 7'11 x 15'4 (2.41m x 4.67m)

BEDROOM 2 13'11 x 10'6 (4.24m x 3.20m)

BEDROOM 3 11'11 x 11 (3.63m x 3.35m)

BATHROOM 7'11 x 5'8 (2.41m x 1.73m)
White suite comprising paneled bath with overhead mains shower and mixer taps. Pedestal wash hand basin with mixer taps. Low flush W/C. Tiled flooring. Tiled splashback.

SECOND FLOOR

BEDROOM 1 16'7 x 10'11 (5.05m x 3.33m)
Laminate wood flooring. Access to roofspace.

BEDROOM 4 10'11 x 8'11 (3.33m x 2.72m)
Balcony door.

LANDING 10'11 x 7'2 (3.33m x 2.18m)

OUTSIDE

Enclosed private patio area with feature stone work. Outdoor lighting.

Front stoned area.

Two parking spaces to rear.

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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