



15 Rashee Park

Ballyclare, BT39 9SD





Nest Estate Agents are delighted to bring to market this superb three bed mid-terrace property, located off the Rashee Road within the Rashee Park area. This property comprises of three bedrooms, modern family bathroom, family lounge with feature open fire and large shaker style kitchen area with informal dining space. Externally the property enjoys off road parking with front driveway finished in tarmac and a fully enclosed rear garden finished in low maintenance stylish paving. The property is conveniently located close to the town centre, within walking distance to local school, shops and public transport links. This property would ideally suit first time buyers, those looking to downsize or an investor. Other attributes include recently installed gas heating , double glazing throughout. We recommend early viewing as this property will prove to be popular with range of buyers. Contact Nest Estate Agents to arrange a viewing 028 9343 8090

**HALLWAY** 3'11" x 12'11" (1.19m x 3.94m)  
Ceramic tiled flooring throughout with matching skirting. uPVC external door.

**LIVING ROOM** 11'5" x 12'4" (3.48m x 3.76m)  
Feature fireplace with open fire.

**KITCHEN** 15'9" x 10'6" (4.80m x 3.20m)  
Range of high and low level shaker style units with complimentary quartz worktop. Stainless steel 1.5 sink unit with drainer. Integrated electric oven/hob, dishwasher, fridge and freezer. Stainless steel extractor fan. Tiled splashback. Ceramic tiled floor. Storage cupboard. Larder unit.

**STORAGE** 3'7" x 2'6" (1.09m x 0.76m)

**REAR HALL** 5'4" x 3'10" (1.63m x 1.17m)

**BEDROOM 1** 12'4" x 8'8" (3.76m x 2.64m)  
Built-in wardrobe.

**BEDROOM 2** 10'6" x 8'4" (3.20m x 2.54m)

**STORAGE** 7'3" x 3'1" (2.21m x 0.94m)

**BEDROOM 3** 6'10" x 9'8" (2.08m x 2.95m)

**LANDING** 6'10" x 8'7" (2.08m x 2.62m)

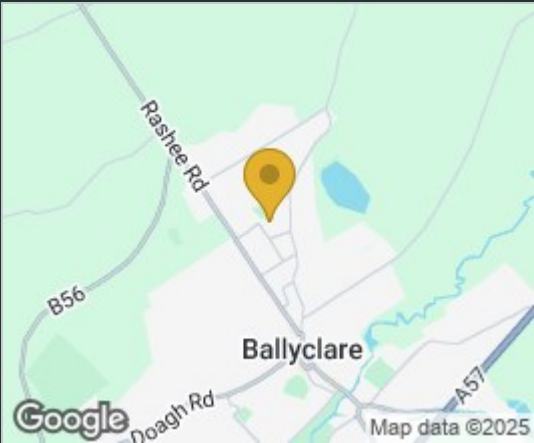
**BATHROOM** 7'7" x 7'8" (2.31m x 2.34m)  
Contemporary family bathroom with large walk in shower enclosure. Low flush w/c. Vanity sink unit with chrome mixer tap. Fully tiled floor and walls.

**STORAGE** 2'1" x 2'2" (0.64m x 0.66m)

**OUTSIDE**  
Front driveway finished in tarmac with off road parking for 1+ vehicle. Rear enclosed yard finished in low maintenance paving with surrounding privacy fence Access to shared laneway for bin access. Outside tap. Outside 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.



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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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.