

LET AGREED

14 Grange Valley Green

Ballyclare, BT39 9HD



Nest Estate Agents are delighted to bring to the rental market this beautifully presented, recently renovated four bedroom property in the ever popular Grange Valley development. The property is within walking distance to Ballyclare town center and everything it has to offer such as local shops, supermarket, restaurants, coffee shops, public library and parks. The property is situated within the catchment area for the area's leading Primary and Secondary Schools making this an ideal family home.

Internally the property boasts four bedrooms (master with ensuite), spacious lounge, newly fitted kitchen and matching utility, modern family bathroom. large rear garden, integral garage and off road parking. a large open plan kitchen dining area and a shower room.

Externally there is a large rear garden, part laid in lawn with wooden privacy fence, ample off road parking to the front and lawn garden. We anticipate this property will be popular and we recommend early viewing to avoid disappointment. Contact Nest Estate Agents to arrange a viewing on 02893 438090. Please note you may be required to send some additional information prior to arranging a viewing, application form required to be completed to obtain tenancy.



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		
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.