

FOR SALE

11 Rathmena Park

Ballyclare, BT39 9HY



Offers over £214,950



New to Market – 11 Rathmena Park, Ballyclare  
Set in a highly desirable and established residential area, this well-maintained bungalow offers fantastic potential for a range of buyers, from first-time homeowners to those looking to downsize. Conveniently located within walking distance of local schools, nurseries, parks, shops, coffee shops, and the town library, the property is ideally positioned to enjoy all that Ballyclare has to offer. The bungalow features three well-proportioned bedrooms, a spacious lounge/dining area, a fitted kitchen, and a bright white bathroom suite. While some modernisation may be desired, the home has been well cared for and offers a solid foundation for personalisation. Externally, the property boasts generous front and rear gardens, ideal for families or keen gardeners. Early viewing is highly recommended to appreciate the potential of this charming home.

PORCH 5'3 x 4'3 (1.60m x 1.30m)  
Composite front door with glazed feature insets. Tiled floor

HALLWAY 5'5 x 9'6 & 20'10 x 3'2 (1.65m x 2.90m & 6.35m x 0.97m)  
Hardwood front door with glazed feature insets. Laminate wood effect flooring. Cornice ceiling.

HALL STORAGE 4'2 x 3'7 (1.27m x 1.09m)

LIVING ROOM 23'10 x 12'10 (7.26m x 3.91m)  
Feature electric fire with over beam mantle. Laminate wood effect flooring. Cornice ceilings.

FITTED KITCHEN 13'4 x 10'1 (4.06m x 3.07m )  
Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Integrated extractor fan. Space for oven. Space for washing machine. Space for fridge. Laminate wood effect flooring. Tiled splash back. Recessed spotlights. Access to rear garden.

BATHROOM 6'10 x 9'9 (2.08m x 2.97m)  
White suite comprising fully enclosed shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Laminate wood effect flooring. Tiled walls.

BEDROOM 1 13'6 x 9'10 (4.11m x 3.00m)

BEDROOM 2 13'4 x 9'10 (4.06m x 3.00m)  
Access to storage.

STORAGE 1'8 x 4'10 (0.51m x 1.47m)

BEDROOM 3 9'6 x 9'11 (2.90m x 3.02m)  
Access to storage.

STORAGE 1'8 x 4'10 (0.51m x 1.47m)

OUTSIDE  
Laid in lawns bordered by feature paving and flower beds. Coal house storage. Outdoor tap.

Front laid in lawns bordered by flower beds and mature shrubbery.

Tarmac finish driveway for multiple cars. Outdoor lighting.

GARAGE 17' 11 x 9'11 (5.18m 3.35m x 3.02m)  
Automatic garage door. Light and power.

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) 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 <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.

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