



FOR SALE

38 Riverdale Park

Ballyclare, BT39 9DG

Offers over £229,950



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Nest Estate Agents are thrilled to bring to the market this three bedroom detached bungalow, situated within the popular Riverdale development, off the Ballycorr Road. This charming property offers a perfect mix of practicality, comfort and convenience. This home offers excellent family accommodation to include three spacious bedrooms, family lounge, large farm style kitchen, dining room and family bathroom suite. The property sits on a generous site, offering both front and rear gardens, off road parking with private driveway.

This property is close to all local amenities and conveniently located close to Ballyclare town Centre, we anticipate there will be high interest in this property. Call us to arrange a viewing on 028 9343 8090.

## HALLWAY

4'8" x 12'5" & 16'4 x 2'11" (1.42m x 3.78m & 4.98m x 0.89m)

Hardwood external door with glazed inset. Cornice mouldings.

## LIVINGROOM

10'1" x 16'6" (3.07m x 5.03m)

Solid wood flooring. Open fire with cast iron inset and tiled hearth. Ornate ceiling rose. Cornice ceiling.

## DINING ROOM

23'10" x 9'10" (7.26m x 3.00m)

Feature feux fireplace with electric inset. Tiled heart and oak beam mantle. uPVC bay window. uPVC French doors leading to garden.

## KITCHEN

11'5" x 19'1 (3.48m x 5.82m)

Range of high and low level shaker style units with contrasting formica worktops. Multi-coloured farm style tiled splashback. 1 1/2 stainless steel sink with drainer and mixer taps. Integrated oven and grill. Integrated four ring hob with overhead stainless steel extractor fan. Laminate flooring. uPVC window. Exposed ceiling oak beams.

## STORAGE

5'5" x 2'11" (1.65m x 0.89m)

## BEDROOM 1

13'11" x 8'1" (4.24m x 2.46m)

Laminate wooden flooring.

## BEDROOM 2

12'1" x 8'1" (3.68m x 2.46m)

## BEDROOM 3

11'3" x 8'1" (3.43m x 2.46m)

## BATHROOM

7'1" x 8'2" (2.16m x 2.49m)

PVC waterproof wall panels. Wet room style shower unit. Tongue and groove wall panelling. Low flush w/c. Traditional style pedestal sink with chrome mixer taps. Tile effect vinyl flooring.

## OUTSIDE

Paved driveway offering excellent off road parking. Small front garden laid in lawn. Wooden border fence and hedges. Wooden privacy fence with gate leading to rear garden.

Large rear garden laid in lawn, additional patio area. Two tiered garden and bordering flower beds and shrubs. UPVC oil tank. Outside tap. Outside light.

Tel: 02893438090

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.



### Road Map



### Hybrid Map



### Terrain Map



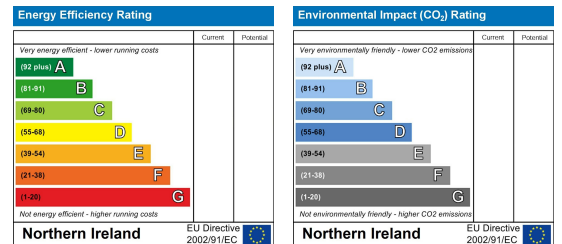
### Floor Plan



### Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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.