



SALE AGREED

22 River Hill Manor

Ballyclare, BT39 9ZH



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Nest Estate Agents are delighted to bring to market this well presented three bedroom townhouse in the sought after River Hill development, Situated just off the Ballynure Road in Ballyclare. This property has been well maintained to a high standard throughout by its current owners and is beautifully presented, offering a touch of style to a modern property within a quiet development. Internally this property offers three spacious bedrooms - master with ensuite, large kitchen and dining area, family lounge, and a modern family bathroom suite. Externally the property front driveway offering off road parking, finished in tarmac and a large enclosed rear garden. Conveniently located off the Ballynure Road, this property benefits from having many local amenities within walking distance, to include local shops, coffee shops, public library, leisure centre and local parks. In addition this home is in the catchment area for the areas leading Primary and Secondary schools.

This property will suit a range of buyers from first time buyers to small families and potential investors, we anticipate there will be a high level of interest in this property. Contact our Ballyclare office of 028 9343 8090 or hello@nestestateagents.com to arrange a viewing.

PORCH 2'10" x 4'3" (0.86m x 1.30m)
uPVC front door with overhead glazed panel. Tiled floor.

HALLWAY 14'6" x 6'6" (4.42m x 1.98m)
Tiled floor.

LIVING ROOM 14'6" x 13'4" (4.42m x 4.06m)
Tiled wood effect flooring.

DOWNSTAIRS W/C 6'3" x 3'1" (1.91m x 0.94m)
White suite comprising low flush w.c, pedestal wash hand basin with mixer taps, Tiled splash back and tiled floors.

FITTED KITCHEN 9'5" x 14'5" (2.87m x 4.39m)
Range of high and low level modern units, stainless steel bowl sink unit with mixer taps, electric oven and 5 ring gas hob, stainless steel extractor fan, space for a fridge freezer, integrated dishwasher, tiled splashback, tiled floor, recessed spotlights.

DINING AREA 9'7" x 8'2" (2.92m x 2.49m)
Recessed spotlights. Tiled floor. Double doors leading to garden.

LANDING 14'6" x 3" (4.42m x 0.91m)
Access to roofspace.

BEDROOM 1 11'1" x 10'11" (3.38m x 3.33m)

ENSUITE 9'6" x 3" (2.90m x 0.91m)
White suite comprising enclosed shower unit, low flush w.c, pedestal wash hand basin, chrome heated towel rail, partially tiled walls with feature mosaic boarder. Tiled floor.

BEDROOM 2 8'5" x 15" (2.57m x 4.57m)

BEDROOM 3 9'5" x 11'2" (2.87m x 3.40m)

STORAGE 1'7" x 2'7" (0.48m x 0.79m)

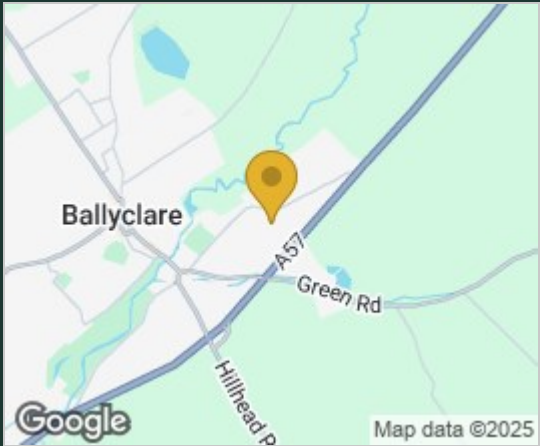
BATHROOM 9'7" x 6'11" (2.92m x 2.11m)
White suite comprising paneled bath with mixer taps and overhead shower, glass shower screen, half pedestal wash hand basin with mixer taps, low flush w.c, chrome heated towel rail, tiled walls, tiled floor, extractor fan.

STORAGE 3'6" x 1'7" (1.07m x 0.48m)

OUTSIDE
Front garden finished in tarmac with off road parking for 2+ cars, enclosed rear garden laid in lawn with additional paved seating area.

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			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 EU Directive 2002/91/EC			Northern Ireland 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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