



FOR SALE

22 Cloughan View Meadows

Ballyclare, BT39 8AD

Offers over £259,950



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Nest Estate Agents are delighted to bring to market this exceptionally presented four bedroom detached property in the new residential development of Cloughan View, situated on the outskirts of Ballyclare town centre. This spacious home will be sure to appeal to a wide range of buyers. Internally the property benefits from a high standard of finish, comprising of large kitchen/dining, family reception room and downstairs w/c. On the first floor there are four well proportioned bedrooms (master with en-suite), and modern family bathroom suite. Further benefits include gardens to front and rear, off road parking with space for 2+ cars, gas heating and uPVC double glazing. This property is deceptively spacious and offers luxury living with a modern finish throughout with a number of added upgrades and extras.

This property is conveniently located off the new Jubilee Road, offering ease of access to Ballyclare town centre with range of shops, coffee shops and other amenities within walking distance. Public transport links are close to hand making this property ideal for those commuting to Belfast City Centre.

Contact Nest today on 02893438090 or hello@nestestateagents.com to arrange a viewing, we anticipate there will be high interest in this property.

HALLWAY

17'11" x 7' (5.46m x 2.13m)

Ceramic tiled flooring with uPVC external door

TOILET

3' x 6'3" (0.91m x 1.91m)

Ceramic tiled flooring. Low flush w/c. Half pedestal sink with chrome mixer taps.

LIVING ROOM

11'11" x 16'1" (3.63m x 4.90m)

Wood effect laminate flooring. Feature fireplace with tiled hearth.

KITCHEN / DINING AREA

18'8" x 19'2" (5.69m x 5.84m)

Range of high and low level shaker style units with beautiful quartz worktops. Integrated fridge freezer. Integrated eye level oven and grill. Stainless steel extractor fan with glazed splashback and induction hob. Matching island with storage. Integrated dishwasher. Ceramic Belfast sink with chrome mixer tap. Recessed spotlights. Ceramic tiled flooring.

BEDROOM 1

12'5" x 10'5" (3.78m x 3.18m)

EN-SUITE

6'4" x 5'6" (1.93m x 1.68m)

Low flush w/c. Partially tiled walls. Chrome thermostat mixer shower. Half pedestal sink with chrome mixer tap. Ceramic tiled flooring.

BEDROOM 2

11' x 12'1" (3.35m x 3.68m)

BEDROOM 3

10'10" x 8'6" (3.30m x 2.59m)

BEDROOM 4

8'9" x 7" (2.67m x 2.13m)

Tel: 02893438090

BATHROOM

8'11" x 7'4" (2.72m x 2.24m)

Four piece family suite comprising of panelled bath with chrome mixer taps. Enclosed electric shower unit with tiled walls. Floating vanity unit with chrome mixer tap. low flush w/c. Ceramic tiled floor. Chrome towel radiator.

LANDING

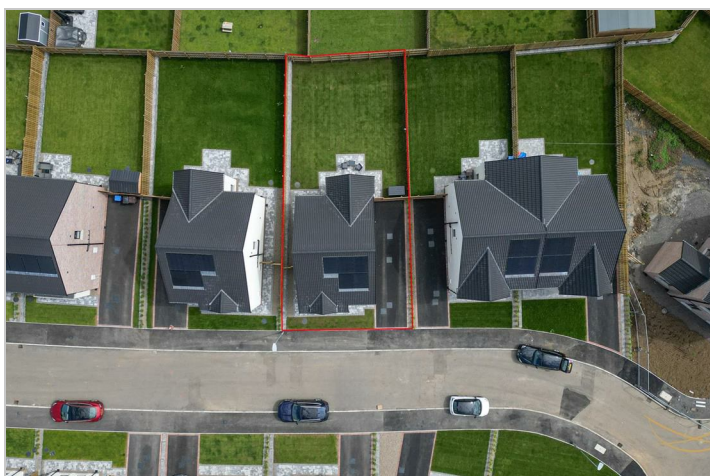
9'10" x 11'4" (3.00m x 3.45m)

OUTSIDE

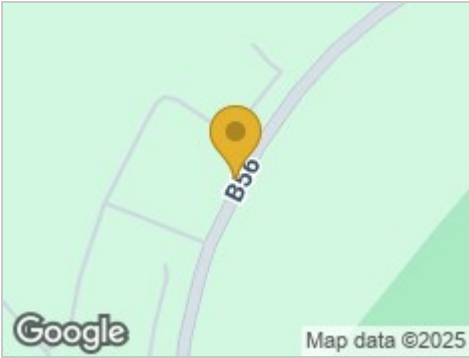
Front garden laid in lawn with brick walkway. Private driveway finished in tarmac, off road parking for 2+ cars. Large rear garden laid in lawn with additional brick patio area for entertaining. Surrounding wooden privacy fence. Outside light. Outside tap.

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



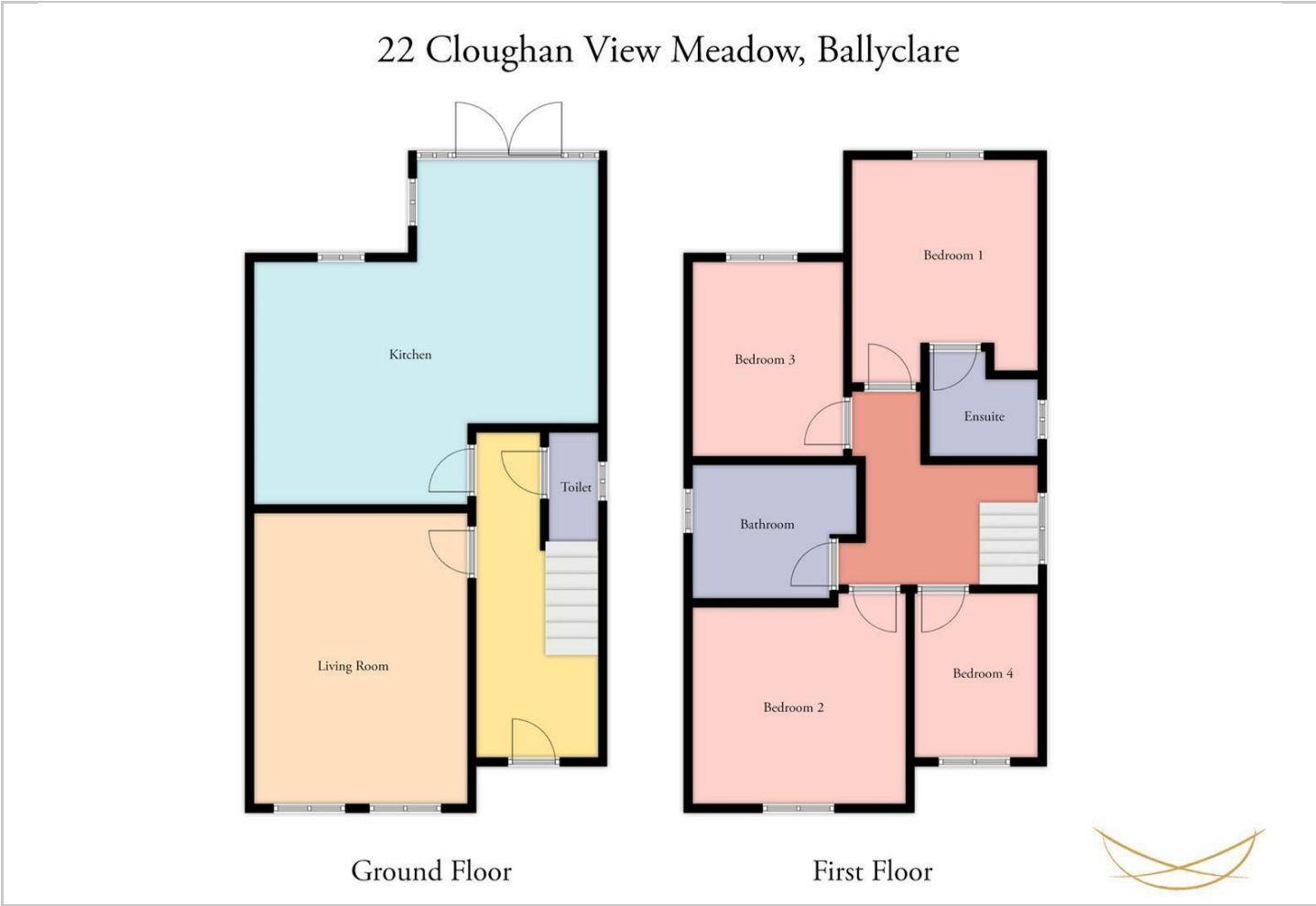
Hybrid Map



Terrain Map



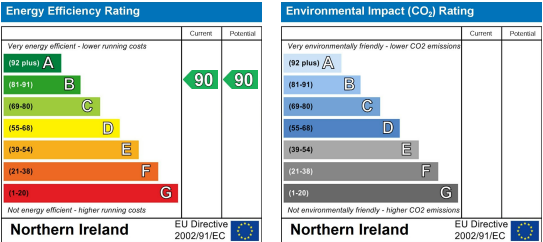
Floor Plan



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.