



31 Kellburn Park

Burnside, Ballyclare, BT39 0SJ



Offers over £129,950



Welcome to 31 Kellburn Park, Burnside – a beautifully presented three-bedroom end-terrace home offering stylish, modern living in the heart of this peaceful rural village. Finished to a high standard throughout, this attractive property is perfect for first-time buyers, young families or those looking to downsize while enjoying a tranquil setting with excellent local amenities nearby.

The accommodation comprises a spacious lounge with a feature fireplace, a contemporary fitted kitchen complete with a feature island, a separate utility room, a modern family bathroom, and three well-proportioned bedrooms. Externally, the property benefits from both front and rear gardens, with the fully paved rear garden providing a low-maintenance outdoor space ideal for relaxing or entertaining, along with the added convenience of a detached single garage.

Situated in the quiet village of Burnside, the property enjoys a peaceful location close to local parks, scenic walking routes and open countryside, while remaining within easy reach of the neighbouring towns of Ballyclare and Newtownabbey, offering a wide range of shops, schools and transport links. Combining comfort, style and convenience, this is a fantastic opportunity to purchase a move-in ready home in a desirable residential setting.

HALLWAY 6'4 x 5'3 (1.93m x 1.60m)
PVC front door with feature glass panels. Ceramic tiled floor.

LIVING ROOM 17'9 x 13'11 (5.41m x 4.24m)
Multifuel stove. Tiled hearth. Built in storage cupboard.

KITCHEN 13'10 x 11'1 (4.22m x 3.38m)
Range of high and low level units with formica worktops. Feature island with casual breakfast bar. Matt black 1.5 sink unit with mixer tap. Integrated electric oven and ceramic hob. Extractor fan. Tiled splashback. Ceramic tiled floor.

UTILITY 4'10 x 7'10 (1.47m x 2.39m)
Plumbed for washing, space for tumble dryer and space for dishwasher. Tiled floor.

OUTSIDE STORAGE 3'8 x 21'7 (1.12m x 6.58m)

FIRST FLOOR

BEDROOM 1 14'11 x 10'11 (4.55m x 3.33m)
Built in sliderobes.

BEDROOM 2 14'10 x 10'11 (4.52m x 3.33m)

BEDROOM 3 11'8 x 5'1 (3.56m x 1.55m)

BATHROOM 5'7 x 8'1 (1.70m x 2.46m)
Panelled bath with mixer taps and overhead shower attachment. Low flush wc. Pedestal wash hand basin. Tiled floor. Tiled splashback.

LANDING 8'9 x 2'7 (2.67m x 0.79m)
Recessed spotlights.

GARAGE 20'8 x 11'11 (6.30m x 3.63m)
Light and power.

OUTSIDE
Front garden, and a fully enclosed rear garden. Modern paved stonework. Rear parking.

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Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.

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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		

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