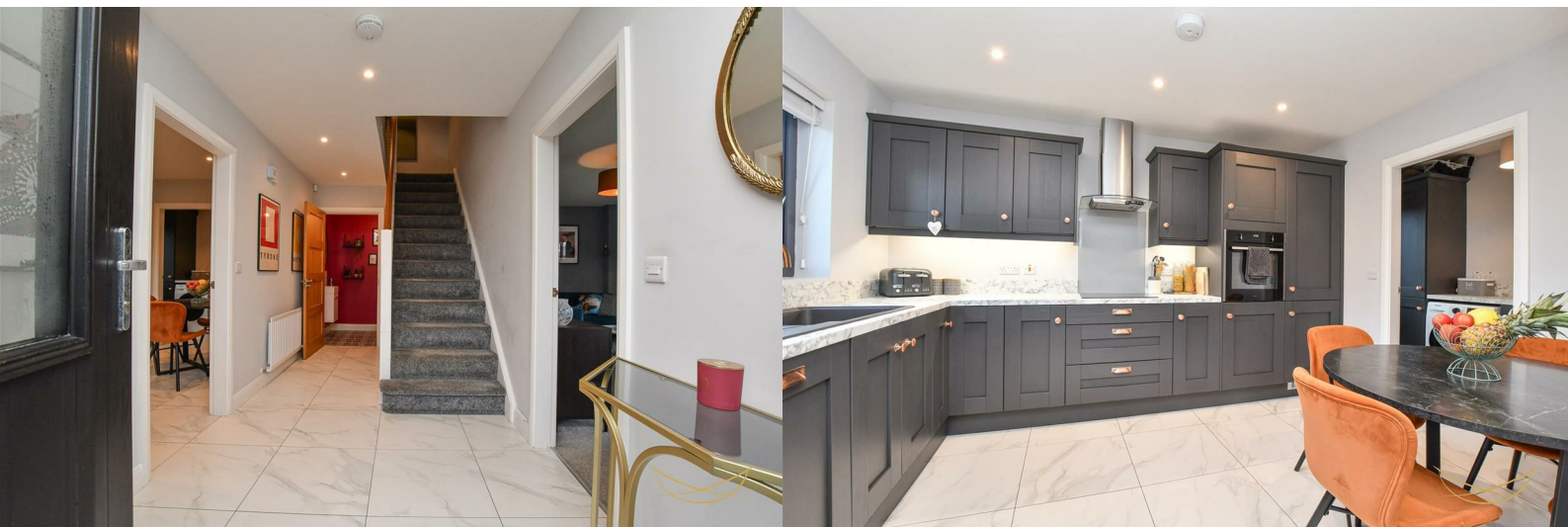




## 72 Upper Gateside Grove

Ballyclare, BT39 9WN





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Nest Estate Agents are thrilled to bring to market this exceptionally presented three bedroom semi-detached property in the popular residential development of Gateside, situated on the cusp of Ballyclare town centre. This beautiful 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, separate utility room, downstairs w/c and family room. On the first floor there are three well proportioned bedrooms (master with en-suite), storage and modern family bathroom suite. Further benefits include gardens to front and side, fully enclosed rear garden with uninterrupted countryside views, off road parking with space for 2 cars, gas heating and uPVC double glazing.

This property is conveniently located off Victoria Road, offering ease of access to Ballyclare town centre with range of shops, coffee shops and other amenities within walking distance and convenient commute with by-passing access to the new Jubilee Road. Public transport links are close to hand making this property ideal for those commuting to Belfast City Centre. We anticipate there will be high interest in this property, especially due to being located in a peaceful development within the catchment area for leading schools and nurseries.

To really appreciate all that is on offer, contact Nest on 02893438090 to arrange your own personal viewing.

## HALLWAY

7'1 x 16'9 (2.16m x 5.11m)

Composite front door with glazed inset. Ceramic tiled floor. Recessed spotlights.

## TOILET

7'1 x 4'1 (2.16m x 1.24m)

Modern mosaic tiled flooring. Low flush w/c. Floating vanity unit with chrome mixer tap. Tiled splashback.

## STORAGE

3' x 6'9 (0.91m x 2.06m)

## KITCHEN

12'4 x 10'3 (3.76m x 3.12m)

Range of high and low level shaker style units with contrasting formica worktops and matching upstand. Integrated fridge freezer. Integrated oven. Four ring integrated hob. Integrated stainless steel extractor fan with glass splashback. Composite sink and drainer with brass mixer tap. Recessed spotlights. Ceramic tiled flooring.

## UTILITY

5'1 x 10'3 (1.55m x 3.12m)

Range of shaker style units with contrasting formica worktops. Stainless steel sink and drainer unit with chrome mixer tap. Plumbed for appliances. integrated boiler. External uPVC door leading to rear garden.

## LIVING ROOM

18' x 9'11 (5.49m x 3.02m)

## BEDROOM 1

14'3 x 9'11 (4.34m x 3.02m)

## ENSUITE

3'3 x 9'11 (0.99m x 3.02m)

Ceramic tiled flooring. Low flush w/c. Pedestal sink with chrome mixer tap. Chrome shower unit with fully tiled walls.

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## BEDROOM 2

10'3 x 8'9 (3.12m x 2.67m)

## BEDROOM 3

10'3 x 8'9 (3.12m x 2.67m)

## BATHROOM

7'1 x 5'10 (2.16m x 1.78m)

Ceramic tiled flooring. Part tiled walls with mosaic feature. Low flush w/c. Half pedestal sink unit with chrome mixer taps. Chrome towel radiator. Panelled bath with mixer taps. overhead shower unit.

## LANDING

15' x 7'1 (4.57m x 2.16m)

## STORAGE

4'2 x 2'6 (1.27m x 0.76m)

## OUTSIDE

Fully enclosed rear garden finished in lawn and patio area. Wooden privacy fence surrounding bin storage facilitates. Complete privacy to the rear with no overlooking properties and countryside views. Side and front gardens finished in lawn with off road parking and driveway finished in tarmac. Outside light.

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

72 Upper Gateside Grove, Ballyclare



Ground Floor



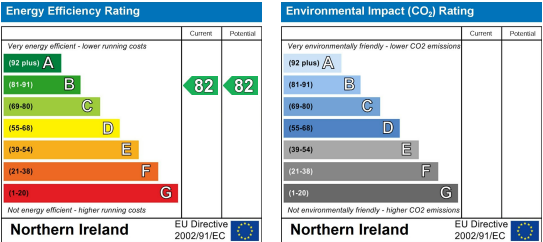
First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.