NEST
ESTATE AGENTS



30 Bellevue Place

Ballyclare, BT39 9AT

Offers over £114,950

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Situated in the popular town of Ballyclare, Bellevue Place offers modern, comfortable living in a convenient and well-connected location. This beautifully presented home has a fresh, contemporary feel throughout and is ideal for first-time buyers, young families or those looking for a low-maintenance modern property.

The accommodation comprises a spacious lounge, a modern fitted kitchen, three well-proportioned bedrooms and a modern white bathroom suite. Finished to a contemporary standard, the property offers a bright and welcoming interior that is ready for the new owner to move straight into.

The location is another key attraction, with Ballyclare town centre close by offering a wide range of shops, cafés and everyday amenities. Local schools, recreational facilities and public transport links are also easily accessible, while excellent road connections provide convenient access to Belfast and neighbouring towns for commuters.

A modern, move-in-ready home in a popular Ballyclare location – early viewing is highly recommended.

HALLWAY
7'3 x 9'1 (2.21m x 2.77m)
uPVC front door with glazed inset. Laminate herringbone flooring.

LIVING ROOM / DINING AREA
19'5 x 9'9 (5.92m x 2.97m)
Feature electric fire with ornate inset, wood surround and mantle. Tiled hearth. Laminate herringbone flooring.

FITTED KITCHEN
7'3 x 9'9 (2.21m x 2.97m)
Range of high and low level units with contrasting formica worktops and matching upstand. Stainless steel sink unit with drainer and mixer tap. Integrated electric oven. Integrated electric hob. Stainless steel extractor fan. Space for washing machine. Space for fridge freezer. Laminate herringbone flooring. Access to rear garden.

FIRST FLOOR

BEDROOM 1
11'9 x 9 (3.58m x 2.74m)

BEDROOM 2
12'1 x 7'5 (3.68m x 2.26m)
Access to storage.

STORAGE
3'2 x 1'9 (0.97m x 0.53m)

BEDROOM 3
7'5 x 8'10 (2.26m x 2.69m)
Access to storage.

STORAGE
3'2 x 1'9 (0.97m x 0.53m)

BATHROOM
9'2 x 5'2 (2.79m x 1.57m)
White suite comprising paneled bath with mixer taps and overhead shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback. PVC panelling.

LANDING
10'7 x 2'9 (3.23m x 0.84m)
Access to roofspace.

Tel: 02893438090

OUTSIDE

Fully enclosed rear garden with feature paving and stonework. Outdoor tap. Outdoor light.

Front paved garden.

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 Smart Mortgages on 02893 438092.

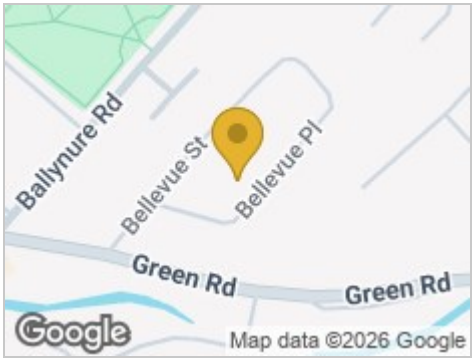








Road Map



Hybrid Map



Terrain Map



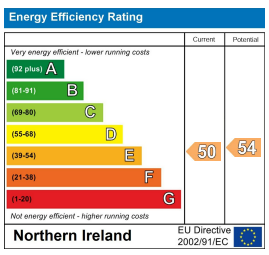
Floor Plan

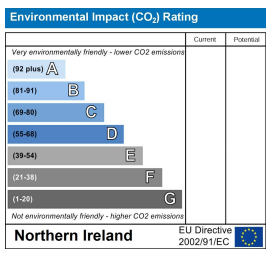


Viewing

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

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