NEST
ESTATE AGENTS

83 Fairview Farm Road

Ballyclare, BT39 9LB

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Offers over £189,950

83 Fairview Farm Road, Ballyclare

A beautifully presented semi-detached home with a fresh, new-build feel, ideally located within the popular Fairview development in Ballyclare.

This impressive property offers bright, modern accommodation throughout and is sure to appeal to first-time buyers, young families and those looking for a home that is ready to move straight into.

Internally, the property comprises a spacious lounge with wall-mounted fire, a stylish modern Shaker-style kitchen with informal dining space, separate utility room and convenient downstairs W/C. Upstairs are three well-proportioned bedrooms and a contemporary family bathroom suite.

Externally, the property benefits from front and rear gardens, together with a large driveway providing excellent off-street parking.

Fairview is a well-established and highly regarded development within Ballyclare, offering excellent convenience with local shops, amenities and both primary and secondary schools all within walking distance. The town also provides easy access to Belfast and surrounding areas, making this an ideal choice for commuters.

A fantastic opportunity for first-time buyers seeking a modern, well-presented home in a convenient and popular Ballyclare location.

HALLWAY 3'3" x 5'3" (0.99m x 1.60m)
Hardwood front door with overhead glazed inset. Tiled flooring.

LIVING ROOM 15'10" x 11'10" (4.83m x 3.61m)
Feature wall mounted electric fire. Laminate wood flooring. Access to storage.

STORAGE 3'3" x 5'9" (0.99m x 1.75m)

FITTED KITCHEN 11'9" x 11'2" (3.58m x 3.40m)
Range of high and low level units with contrasting worktops. Integrated oven and hob. Integrated extractor fan. Stainless steel sink unit with drainer and mixer taps. Integrated fridge freezer. Tiled flooring. Tiled splashback. Access to rear garden.

UTILITY 5'1" x 3'3" (1.55m x 0.99m)
Tiled flooring.

TOILET 5'4" x 3'3" (1.63m x 0.99m)
White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

FIRST FLOOR

BEDROOM 1 15'4" x 8'4" (4.67m x 2.54m)

BEDROOM 2 11'4" x 8'5" (3.45m x 2.57m)

BEDROOM 3 7'6" x 7'9" (2.29m x 2.36m)

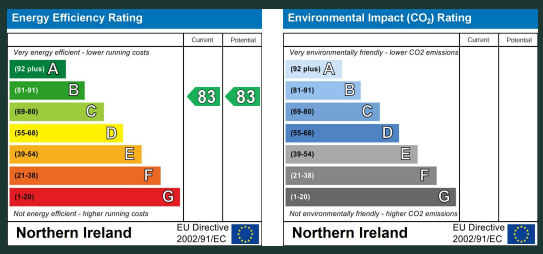
BATHROOM 6'11" x 8'5" (2.11m x 2.57m)
White suite comprising paneled bath with mixer taps and overhead shower. Semi pedestal wash hand basin with mixer taps. Low flush W/C. Tiled flooring. Tiled splashback.

LANDING 6'7" x 10'7" (2.01m x 3.23m)
Access to roofpace. Access to storage.

STORAGE 2'10" x 3'5" (0.86m x 1.04m)

OUTSIDE
Fully enclosed rear garden with laid in lawn bordered by feature paving. Outdoor lighting. Outdoor tap.

Front laid in lawn. Large driveway.



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11 The Square Ballyclare, Co.Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com