



## 1 Regent Gardens

Ballyclare, BT39 9LF



Offers over £279,950



Welcome to 1 Regent Gardens, an exclusive opportunity to own a beautifully presented home within an intimate development of just four properties on the edge of Ballyclare. Perfectly positioned, this residence offers the ideal balance of peaceful surroundings while remaining within easy walking distance of local shops, schools, and everyday amenities—allowing you to enjoy the convenience of the town without the hustle and bustle.

This impressive four-bedroom link-detached home is thoughtfully designed for modern family living. Inside, you'll find a spacious and inviting living room, a separate dining room ideal for entertaining, and a large contemporary kitchen finished to a high standard. A modern white family bathroom suite complements the well-proportioned bedrooms, creating a comfortable and stylish living environment throughout.

Externally, the property continues to impress with meticulously maintained front and rear gardens, offering both privacy and space to relax or entertain. A private driveway provides parking for multiple vehicles, along with the added benefit of an integral garage.

Combining space, style, and a highly desirable location, 1 Regent Gardens is a perfect family home ready to move into and enjoy.

**HALLWAY** 12'3 x 6'11 (3.73m x 2.11m)  
Hardwood front door with feature glazed inset. Glazed side panel.

**LIVING ROOM** 15'5 x 19'4 (4.70m x 5.89m)  
Feature bay window. Feature gas fire. with marble hearth. Cornice ceiling.

**DINING ROOM** 11'10 x 13'4 (3.61m x 4.06m)  
Cornice ceiling.

**FITTED KITCHEN** 21'4 x 9'11 (6.50m x 3.02m)  
Range of high and low level units with contrasting formica worktops. 1.5 bowl sink unit with drainer and mixer taps. Space for oven/ hob. Integrated extractor fan. Space for washing machine. Space for fridge freezer. Tiled floor. Tiled splashback. Breakfast bar area. Access to rear garden,

**GARAGE** 9'10 x 18'5 (3.00m x 5.61m)  
Firebird boiler. Up and over garage door. Light and power.

**STORAGE** 10'9 x 3 (3.28m x 0.91m)

**FIRST FLOOR**

**BEDROOM 1** 15'6 x 12'11 (4.72m x 3.94m)

**BEDROOM 2** 11'11 x 11'9 (3.63m x 3.58m)

**BEDROOM 3** 10 x 10'6 (3.05m x 3.20m)

**BEDROOM 4** 8 x 10'7 (2.44m x 3.23m)  
Access to storage.

**STORAGE** 2'4 x 3 (0.71m x 0.91m)

**LANDING** 14'1 x 7'3 (4.29m x 2.21m)  
Access to storage.

**BATHROOM** 7'2 x 8'4 (2.18m x 2.54m)  
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 walls.

**STORAGE** 4 x 3 (1.22m x 0.91m)

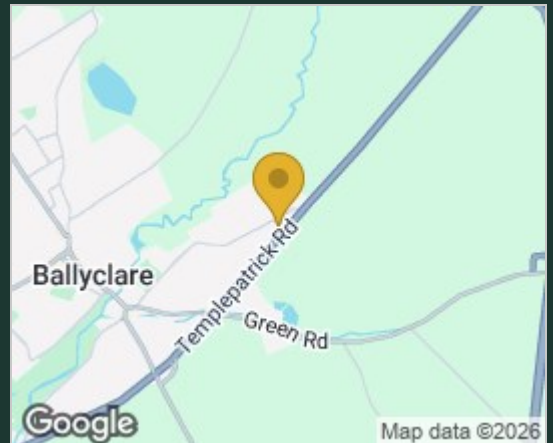
**OUTSIDE**

Rear laid in lawn. Feature paved seating area. Shed. Outdoor tap.

Front laid in lawn bordered by flower beds. Tarmac finished gated driveway for multiple vehicles. Outdoor 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 Smart Mortgages on 02893 438092.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	61 65		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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 or 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.

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