



36 Fairview Farm Road
Ballyclare, BT39 9LB



Offers over £209,950



Nestled within a well-established and highly sought-after development just off the Doagh Road in Ballyclare, 36 Fairview Farm Road is a beautifully maintained and exceptionally well-presented semi-detached home that offers the perfect blend of comfort, style and practicality for modern family living.

Boasting excellent kerb appeal, this attractive three-bedroom property has been thoughtfully designed to meet the needs of today's growing families. The accommodation comprises a spacious lounge, a contemporary shaker-style kitchen with informal dining area, a convenient downstairs WC, a modern family bathroom, and three well-proportioned bedrooms, including a generous principal bedroom complete with ensuite shower room.

Externally, the property continues to impress with a large enclosed rear garden, featuring a dedicated barked play area ideal for young children, while a private driveway provides off-street parking for two cars.

Perfectly positioned within walking distance of Ballyclare's leading schools, local shops, cafés and everyday amenities, the property also benefits from excellent public transport links and easy access to Belfast City Centre and surrounding towns. Offering a superb combination of location, presentation and family-friendly living space, this charming home is sure to appeal to a wide range of purchasers.

HALLWAY 17' x 6'6 (5.18m x 1.98m)
Georgian style hardwood front door with feature glazed panels. Tiled flooring. Access to storage.

TOILET 3' x 6'6 (0.91m x 1.98m)
White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

LIVING ROOM 10' 6 x 20' (3.05m 1.83m x 6.10m)

FITTED KITCHEN 17' x 10'7 (5.18m x 3.23m)
Shaker style kitchen with a range of high and low level units with contrasting worktops. Stainless steel sink unit with drainer and mixer taps. Integrated electric hob. Integrated extractor fan. Integrated fridge freezer. Integrated dishwasher. Tiled flooring. Tiled splashback. Access to rear garden.

BEDROOM 1 13' 5 x 10' 7 (3.96m 1.52m x 3.05m 2.13m)

ENSUITE 10'6 x 3'3 (3.20m x 0.99m)
White suite compromising fully enclosed shower unit. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

BEDROOM 2 10'9" x 9'4" (3.28 x 2.87)

BEDROOM 3 10'9" x 7'3" (3.28 x 2.22)

BATHROOM 6'1 x 6'6 (1.85m x 1.98m)
White suite comprising paneled bath with mixer taps and overhead shower. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

LANDING 10'7 x 6'6 (3.23m x 1.98m)
Access to roofspace. Access to storage.

STORAGE 2'8 x 1'8 (0.81m x 0.51m)

OUTSIDE
Rear enclosed garden with artificial grass bordered by raised flower beds. Feature playground area with bark finish. Outdoor light. Outdoor tap.

Front pebble finished garden. Private driveway with tarmac finished driveway.

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Do you need a mortgage to finance the property? Contact Smart 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		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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