NEST
ESTATE AGENTS

6 Toberdowney Manor

Ballynure, Ballyclare, BT39 9YX

Offers over £299,950

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Toberdowney Manor is situated within the popular Ballynure area, just outside Ballyclare, offering a peaceful residential setting with excellent convenience.
The nearby village provides a range of everyday amenities, including local shops and services, while Ballyclare town centre offers a wider selection of shopping, cafés and restaurants. The area is well placed for families, with local primary and secondary schools within easy reach. This sought-after location combines the benefits of a quiet residential setting with easy access to a wide range of amenities and commuter routes. Early viewing is recommended.

HALLWAY
"18'4 x 7'4" ("5.59m x 2.24m)
Tiled floor.

W.C.
"2'5 x 5'5" ("0.74m x 1.65m)

LIVING ROOM
"12'8 x 21'0" ("3.86m x 6.40m)
Spacious and inviting reception room featuring a striking feature fireplace with timber surround and marble hearth. The room benefits from beautiful wooden flooring, creating a warm and characterful feel.

FAMILY ROOM
"10'5 x 12'6" ("3.18m x 3.81m)
Bright and spacious reception room featuring a striking original-style cast iron fireplace with decorative tiled detailing and a tiled hearth. The room is finished in a soft, calming blue tone with neutral carpeting throughout. Large windows provide excellent natural light and pleasant outlooks.

SUNROOM/DINING ROOM
"18'7 x 13'10" ("5.66m x 4.22m)
Spacious and high ceiling rise and versatile sunroom/dining room, ideal for both everyday living and entertaining. The room features attractive tiled flooring and a neutral colour scheme, creating a bright and welcoming space. Large arched French doors provide plenty of natural light and open onto the rear garden.

KITCHEN
"18'8 x 8'1" ("5.69m x 2.46m)
A spacious kitchen combining traditional charm with modern functionality. Featuring an attractive range of fitted cabinetry with ample storage and generous worktop space. A feature tiled splashback and extractor fan with a range cooker creating a striking focal point. Complementary tiled flooring adds practicality and warmth, while the long layout offers excellent workspace. Integrated appliances which include dishwasher.

UTILITY
"5'5 x 9'8" ("1.65m x 2.95m)
Space for washing machine. Sink and tap. Tiled flooring.

FIRST FLOOR

BEDROOM 1
"10'5 x 12'6" ("3.18m x 3.81m)
Carpet flooring. Storage which is currently used as walk in wardrobe.

ENSUITE
"9'8" x 6'5" ("2.95m x 1.96m)
Bright and practical ensuite featuring a modern walk-in shower with glazed enclosure. Contemporary vanity unit with wash basin provides useful storage.
Velux-style roof window floods the room with natural light. Finished with warm wood-effect flooring and neutral tiled walls for a welcoming feel.

STORAGE
"8'3 x 4'1" ("2.51m x 1.24m)
Hot tank and airing cupboard.

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BEDROOM 2
"13'6 x 8'1" ("4.11m x 2.46m)

BEDROOM 3
"12'8 x 11'5" ("3.86m x 3.48m)

BEDROOM 4
"12'8 x 9'3" ("3.86m x 2.82m)

LANDING
"12'6 x 7'11" ("3.81m x 2.41m)

STORAGE
"2'11 x 2'7" ("0.89m x 0.79m)

BATHROOM
"7'9 x 8'0" ("2.36m x 2.44m)
Spacious and well-appointed family bathroom, finished in neutral tones with full-height tiling. Features a generous bath with curved shower screen and wall-mounted shower. Contemporary vanity unit with countertop basin provides ample storage. Chrome heated towel rail and frosted window add comfort, privacy and natural light.
A bright, practical space with a clean and modern finish.

OUTSIDE
Neat front garden laid in lawn. Paved driveway to side with ample parking. Private rear garden laid in lawn with patio area screened by mature hedges, shrubs, fence and wall.

GARAGE
9'10" x 17'7" (3.00m x 5.36m)

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Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.
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Road Map

Hybrid Map

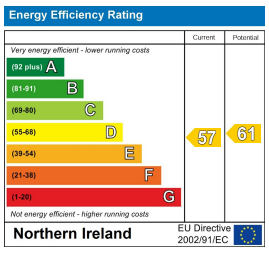
Terrain Map

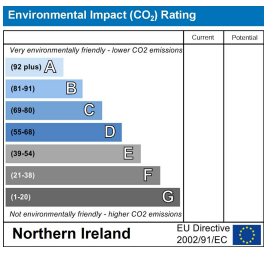
Floor Plan

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





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