



52 Fairview Farm Road

Ballyclare, BT39 9LB



Offers over £189,950



Situated within the recently constructed and highly regarded Fairview Farm development on the Doagh Road, 52 Fairview Farm Road is a beautifully presented end townhouse offering stylish, modern living in a highly convenient location.

Occupying an excellent corner site, the property benefits from extensive outdoor space with front, side and rear gardens, a paved patio area ideal for entertaining, and a generous driveway providing parking for multiple vehicles.

Inside, the home offers bright and well-proportioned accommodation throughout, including a spacious lounge and a modern shaker-style kitchen with integrated appliances and an informal dining area. Upstairs there are three well-proportioned bedrooms and a contemporary white family bathroom suite, while a convenient downstairs W.C. adds further practicality.

Within walking distance of local schools, shops and Ballyclare's many amenities, this attractive home is perfectly suited to first-time buyers and those seeking a modern property in a popular residential setting.

**HALLWAY** 4'3 x 4'9 (1.30m x 1.45m)  
uPVC front door with over glazed panel. Tiled flooring.

**LIVING ROOM** 15'11 x 11'9 (4.85m x 3.58m)  
Feature flame effect inset fire. Access to storage.

**STORAGE** 3'3 x 5'3 (0.99m x 1.60m)

**FITTED KITCHEN** 11'1 x 15'5 (3.38m x 4.70m)  
Shaker style kitchen with a range of high and low level units, formica contrasting worktops. Integrated fridge freezer. Integrated electric hob. Integrated electric oven. Integrated extractor fan. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Dishwasher. Washing machine. Tumble dryer. Tiled splashback. Tiled flooring. Feature kickboard lighting. Access to rear garden.

**DOWNSTAIRS W/C** 3'4 x 5'5 (1.02m x 1.65m)  
White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

**FIRST FLOOR**

**BEDROOM 1** 13'2 x 8'4 (4.01m x 2.54m)

**BEDROOM 2** 12'4 x 8'4 (3.76m x 2.54m)

**BEDROOM 3** 7'7 x 7'9 (2.31m x 2.36m)

**BATHROOM** 6'8 x 8'2 (2.03m x 2.49m)  
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. Recessed spotlights.

**LANDING** 10'9 x 6'9 (3.28m x 2.06m)  
Access to storage. Access to roofspace.

**STORAGE** 2'6 x 2'11 (0.76m x 0.89m)

**OUTSIDE**

Extensive rear garden with laid in lawn. Paved patio area. Shed. Outdoor tap. Outdoor lighting.

Front laid in lawn. EV charging point. Tarmac finished driveway for multiple vehicles.

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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> emissions		
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

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