



29 Ballyeaston Road  
Ballyclare, BT39 9BW



Offers over £119,950





Welcome to 29 Ballyeaston Road, a beautifully presented and deceptively spacious terrace home in the heart of Ballyclare.

Set over three well-designed floors, this impressive property offers far more than first meets the eye. Thoughtfully arranged to maximise both space and comfort, the home boasts three well-proportioned bedrooms, ideal for growing families, first-time buyers or those seeking flexible living accommodation.

The bright and spacious open plan lounge and dining area creates a warm and inviting atmosphere — perfect for relaxing evenings or entertaining. A fitted kitchen offers excellent storage and workspace, complemented by the added convenience of a separate utility area. The modern bathroom suite is finished to a high standard, enhancing the home's contemporary appeal.

Externally, the property benefits from a rear enclosed yard, complete with a shed and outdoor toilet — providing useful additional storage and practicality.

Within comfortable walking distance to all local amenities, shops and schools, this home combines convenience with generous living space. Ideal for first-time buyers or those looking to downsize, 29 Ballyeaston Road is a superb opportunity to secure a well-maintained home in a highly convenient location.

HALLWAY 13'4 (4.06m)  
uPVC front door with overhead glazed panel. Ceramic tiled flooring. Cornice ceiling.

LIVING ROOM 10 x 10'4 (3.05m x 3.15m)  
Feature open fire with wood surround and mantle. Laminate wood effect flooring. Cornice ceiling.

DINING ROOM 10'4 x 10'9 (3.15m x 3.28m)  
Laminate wood effect flooring. Feature wood paneling. Cornice ceiling.

FITTED KITCHEN 9'11 x 7'9 (3.02m x 2.36m)  
Range of low level units with contrasting worktops. Integrated electric oven and hob. Stainless steel extractor fan, Stainless steel sink unit with drainer and mixer taps. Space for dishwasher. Tiled splashback. Tiled flooring. Access to storage. Access to rear garden.

STORAGE 2'8 x 6 (0.81m x 1.83m )

FIRST FLOOR

BEDROOM 1 13'10 x 10'7 (4.22m x 3.23m)  
Laminate wood effect flooring. Built in wardrobe. Cornice ceiling.

BEDROOM 3 10'4 x 7'10 (3.15m x 2.39m)  
Laminate wood effect flooring. Cornice ceiling.

LANDING 13'11 x 7'9 (4.24m x 2.36m)  
Laminate wood effect flooring.

BATHROOM 7'9 x 6'11 (2.36m x 2.11m)  
White suite comprising fully enclosed mains shower. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled flooring. Tiled walls.

SECOND FLOOR

BEDROOM 2 12'10 x 11'2 (3.91m x 3.40m)  
Laminate flooring. Access to storage.

LANDING 5'8 x 8'2 (1.73m x 2.49m)  
Laminate wood effect flooring.

OUTSIDE  
Enclosed rear garden with paving and artificial grass. Shed with built in workbench. Outdoor toilet. Utility area.



| 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 |         |           |
| Northern Ireland                            |         |           | Northern Ireland                                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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