

FOR SALE

30 Fairview Farm Road  
Ballyclare, BT39 9LB



Offers over £134,950



Nest Estate Agents are delighted to present 30 Fairview Farm Road, Ballyclare to the market.

Situated within the ever-popular Fairview Farm development and enjoying an attractive outlook over a communal green, this beautifully presented ground floor apartment offers modern, low-maintenance living in a highly convenient location. Boasting two well-proportioned bedrooms, a bright open plan lounge and contemporary kitchen, stylish family bathroom suite, enclosed private garden and allocated parking, this home is perfectly suited to first-time buyers, downsizers or those seeking easy single-level living.

Ideally positioned within walking distance of Ballyclare town centre, you'll enjoy easy access to an excellent range of local amenities including shops, cafés, restaurants, the library, parks and excellent public transport links, making this a fantastic opportunity to enjoy both comfort and convenience in one of Ballyclare's most sought-after developments. Offering an enviable combination of modern interiors, a peaceful setting overlooking the green and an excellent location, 30 Fairview Farm Road is ready for its next owners to move in and enjoy.

HALLWAY 6'3 x 4'8 (1.91m x 1.42m)  
Hardwood front door with glazed overhead insets. Access to storage. Tiled flooring.

LIVING ROOM/ KITCHEN 22'9 x 16'11 (6.93m x 5.16m)  
Feature bay window.

Shaker style kitchen with a range of high and low level units with contrasting worktops. Integrated oven and hob. Integrated extractor fan. Integrated fridge freezer. Tiled splashback. Tiled flooring. Feature kick board lighting.

BATHROOM 7'9 x 6'6 (2.36m x 1.98m)  
BEDROOM 1 11'9 x 9'5 (3.58m x 2.87m)  
Feature wood paneling.

BEDROOM 2 7'1 x 9'5 (2.16m x 2.87m)

STORAGE 3 x 3'5 (0.91m x 1.04m)

MID HALL 7'9 x 3'10 (2.36m x 1.17m)

OUTSIDE  
Enclosed rear garden. Laid in lawn. Outdoor light.



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

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