



FOR SALE

17 Fairview Farm Way

Ballyclare, BT39 9XG

Offers over £159,950

 4  3  2  B





# 17 Fairview Farm Way

Ballyclare BT39 9XG

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Nest Estate Agents are delighted to bring to the market this stunning four bedroom townhouse, situated off the Doagh road in the heart of Ballyclare town. This property spans over three floors, offering flexible and adaptable living for growing families. This is an excellent opportunity to purchase a deceptively spacious family home, located within walking distance to many local amenities including shops, schools, coffee shops and local supermarkets. The ground floor comprises of family living room, w/c and modern kitchen, first floor comprises of two bedrooms and family bathroom with the second floor offering two larger bedrooms and ensuite. Externally the property benefits from a front garden finished in lawn with paved walkway, two allocated car parking spaces and fully enclosed rear garden finished in stones with additional patio area.

We anticipate strong interest in this property and recommend early viewing, please contact Nest on 02893 438090 or [hello@nestestateagents.com](mailto:hello@nestestateagents.com).

## HALLWAY

15' x 14'7 (4.57m x 4.45m)

Wood effect laminate flooring. Recessed spotlights.

## FAMILY ROOM

10'4 x 10'6 (3.15m x 3.20m)

## KITCHEN

13' x 14'7 (3.96m x 4.45m)

Range of high and low level units with formica worktops. Mosaic splashback. Stainless steel extractor fan. Stainless steel sink unit with drainer and mixer tap. Integrated fridge freezer, dishwasher, oven and gas hob. Ceramic tiled floor. Recessed spotlights. French doors leading to rear garden.

## STORAGE

4'4 x 3'7 (1.32m x 1.09m)

## TOILET

5'11 x 2'6 (1.80m x 0.76m)

Ceramic tiled flooring. Low flush w/c. Half pedestal sink.

## BEDROOM 1

14'11 x 10'2 (4.55m x 3.10m)

## ENSUITE

4' x 7' (1.22m x 2.13m)

Ceramic tiled flooring. Low flush w/c. Chrome shower. Part tiled walls.

## BEDROOM 2

12'3 x 14'7 (3.73m x 4.45m)

## BEDROOM 3

9'7 x 7'2 (2.92m x 2.18m)

## BEDROOM 4

9'7 x 7'2 (2.92m x 2.18m)

## LIVING ROOM

14'7 x 10'8 (4.45m x 3.25m)

Feature gas fire.

## BATHROOM

7'2 x 7'1 (2.18m x 2.16m)

Ceramic tiled flooring. Panelled bath with overhead chrome shower. Vanity with ceramic sink unit and chrome mixer taps. Low flush w/c.

## STORAGE

2'7 x 3'11 (0.79m x 1.19m)

## LANDING

8'5 x 6'6 (2.57m x 1.98m)

## OUTSIDE

Fully enclosed rear garden, surrounding wooden privacy fence. Finished in stone. Paved patio area.

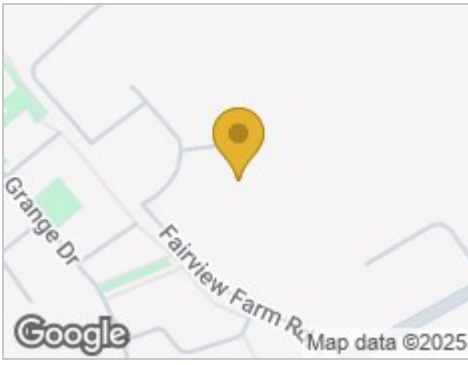
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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





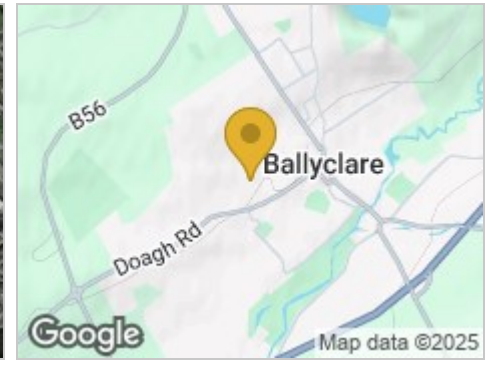
### Road Map



### Hybrid Map

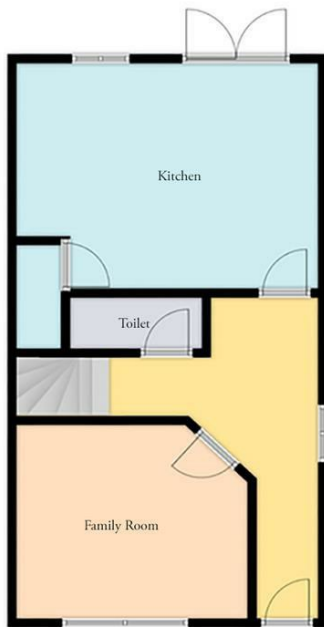


### Terrain Map

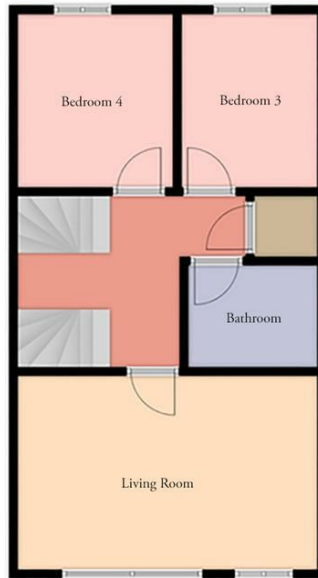


### Floor Plan

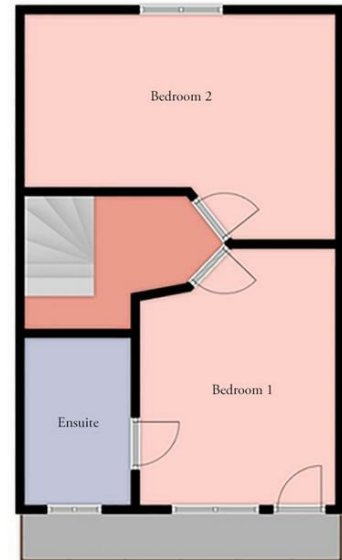
## 17 Fairview Farm View, Ballyclare



Ground Floor



First Floor



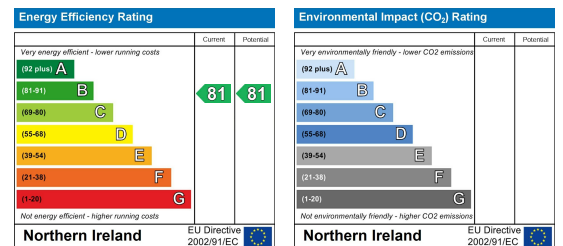
Second Floor



### 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.