NEST
ESTATE AGENTS

FOR SALE

29 Gullivers Lane

Ballynure, Ballyclare, BT39 9YQ

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Offers over £189,950

Beautifully presented throughout, this modern semi-detached home enjoys a prime position within the highly sought-after rural village of Ballynure. Offering stylish, contemporary accommodation, this superb property is ideally suited to first-time buyers, young professionals and growing families seeking the perfect blend of village charm and everyday convenience.

The well-appointed accommodation comprises a bright open plan lounge and kitchen, creating an ideal space for modern family living and entertaining, together with a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with contemporary ensuite shower room, complemented by a modern family bathroom.

Externally, the property benefits from off-street parking and a fully enclosed, low-maintenance paved rear garden, providing an excellent space for relaxing, outdoor dining and entertaining. Ideally located within walking distance of Ballynure's local shops, amenities and the renowned Jackson's Butchers, the property also enjoys close proximity to Ballynure Nursery and Primary School. The nearby A8 offers excellent transport links, making commuting to Belfast and surrounding towns both quick and convenient. Combining modern living with an enviable village setting, this is a home that is sure to appeal to a wide range of purchasers.

HALLWAY 10'8 x 5'1 (3.25m x 1.55m)
Hardwood front door with overhead glazed inset. Laminate wood flooring.

LIVING ROOM / KITCHEN OPEN PLAN 30 x 15'4 (9.14m x 4.67m)

LIVING ROOM 16'11 x 9'9 (5.16m x 2.97m)
Feature electric wall mounted fire. Feature wood paneling. Laminate wood flooring.

FITTED KITCHEN 15'4 x 10'11 (4.67m x 3.33m)
Range of high and low level units with contrasting formica worktops. 1.5 bowl stainless steel sink unit with drainer and mixer taps. Integrated electric oven. Integrated electric hob. Integrated stainless steel extractor fan. Space for washing machine. Integrated fridge freezer. Breakfast bar Access to rear garden. Laminate flooring. Recessed spotlights.

DOWNSTAIRS W/C 6 x 4'10 (1.83m x 1.47m)
White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled splashback. Tiled flooring.

FIRST FLOOR

BEDROOM 1 11'9 x 9'8 (3.58m x 2.95m)

ENSUITE 3'3 x 8'8 (0.99m x 2.64m)
White suite comprising fully enclosed shower unit. Semi pedestal wash hand basin with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled splashback. Tiled flooring.

BEDROOM 2 12'10 x 8'4 (3.91m x 2.54m)

BEDROOM 3 7'2 x 8'9 (2.18m x 2.67m)
Built in storage.

STORAGE 3'3 x 2'7 (0.99m x 0.79m)

BATHROOM 8'3 x 6'7 (2.51m x 2.01m)
White suite comprising partially enclosed shower unit. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled flooring. Tiled splashback. Recessed spotlights.

LANDING 6'8 x 11'3 (2.03m x 3.43m)
Access to storage.

STORAGE 3'5 x 2'7 (1.04m x 0.79m)

OUTSIDE
Rear enclosed garden with feature paving. Shed. Outdoor tap. Outdoor light.

Allocated parking to front.

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.

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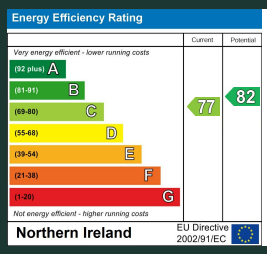

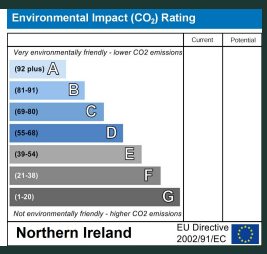

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