



FOR SALE

56 Upper Gateside Grove

Ballyclare, BT39 9WN



Offers over £209,950



56 Upper Gateside Grove presents a superb opportunity to acquire a recently constructed home within one of Ballyclare's most sought-after residential developments. Occupying a private semi-rural setting on the edge of town, this beautifully presented property combines modern family living with the tranquillity of the surrounding Co. Antrim countryside.

Finished to an excellent standard throughout, the home offers a spacious lounge, a contemporary shaker-style kitchen with informal dining area, convenient downstairs W/C, three well-proportioned bedrooms — including a principal bedroom with ensuite — and a modern family bathroom suite. Externally, the property benefits from an enclosed rear garden with feature paving and raised decking, alongside a private front driveway and garden, creating the ideal space for both relaxing and entertaining.

Upper Gateside Grove is renowned for its attractive streetscapes, quality craftsmanship and peaceful atmosphere, making it particularly appealing to first-time buyers, young families and those looking to downsize alike. Residents enjoy all the convenience of Ballyclare's thriving market town, with an excellent range of shops, cafés, schools, leisure facilities and commuter links to Belfast all within easy reach. Combining stylish modern living with a highly convenient location, 56 Upper Gateside Grove is a home perfectly suited to contemporary lifestyles.

**HALLWAY** 17'2 x 6'6 (5.23m x 1.98m)  
Composite front door with feature glazed inset and overhead panel. Ceramic tiled floor. Access to storage.

**DOWNSTAIRS W/C** 3 x 6'1 (0.91m x 1.85m)  
White suite comprising low flush W/C. Vanity style sink unit with mixer taps. Tiled splashback. Tiled flooring.

**LIVING ROOM** 14'7 x 11'1 (4.45m x 3.38m)  
Feature wall mounted electric fire. Wall paneling.

**FITTED KITCHEN** 17'10 x 13'1 (5.44m x 3.99m)  
Shaker style kitchen with a range of high and low level units with contrasting work tops. Ceramic 1.5 sink unit with drainer and mixer taps. Integrated gas hob. Integrated extractor fan. Integrated Zanussi eye level oven. Integrated microwave. Integrated wine fridge. Integrated fridge freezer. Integrated dishwasher. Tiled splashback. Tiled flooring. Patio doors leading to rear garden. Recessed spotlights.

**FIRST FLOOR**

**BEDROOM 1** 11'1x 10'9 (3.38mx 3.28m)  
Feature wood paneling.

**ENSUITE** 8'1 x 3'4 (2.46m x 1.02m)  
White suite fully enclosed mains shower. Low flush W/C. Vanity style sink unit with mixer taps. Tiled flooring. Tiled splashback. Recessed spotlights.

**BEDROOM 2** 11'1 x 13'4 (3.38m x 4.06m)  
Feature wood paneling.

**BEDROOM 3** 8'1 x 9'8 (2.46m x 2.95m)  
Feature wood paneling.

**FAMILY BATHROOM** 6'2 x 6'6 (1.88m x 1.98m)  
White suite comprising tiled bath with mixer taps and overhead shower. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled flooring. Tiled splashback. Recessed spotlights.

**LANDING** 11'6 x 6'6 (3.51m x 1.98m)  
Access to roofspace. Access to roofspace.

**STORAGE** 2'7 x 3'4 (0.79m x 1.02m)

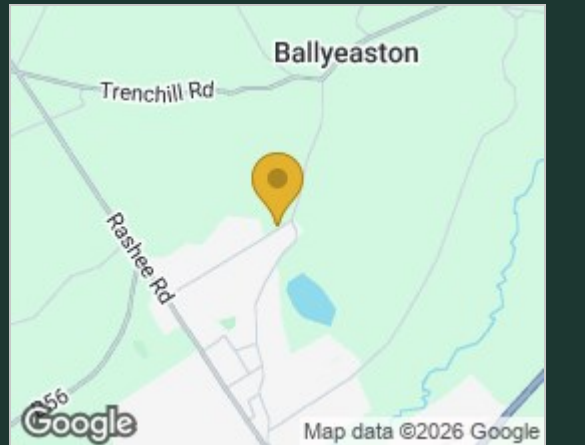
**OUTSIDE**

Enclosed rear garden with laid in lawn, raised decking. Feature paving. Outdoor tap. Outdoor lighting.

Front garden with laid in lawns, tarmac finished driveway.

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 Smart Mortgages on 02893 438092. Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email [hello@nestestateagents.com](mailto:hello@nestestateagents.com) or telephone 028 9343 8090.



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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