



## 1 Regent Gardens

Ballyclare, BT39 9LF

 4  1  2  D

Offers over £249,950



Welcome to 1 Regent Gardens, an exclusive opportunity to own a beautifully presented home within an intimate development of just four properties on the edge of Ballyclare. Perfectly positioned, this residence offers the ideal balance of peaceful surroundings while remaining within easy walking distance of local shops, schools, and everyday amenities—allowing you to enjoy the convenience of the town without the hustle and bustle.

This impressive four-bedroom link-detached home is thoughtfully designed for modern family living. Inside, you'll find a spacious and inviting living room, a separate dining room ideal for entertaining, and a large contemporary kitchen finished to a high standard. A modern white family bathroom suite complements the well-proportioned bedrooms, creating a comfortable and stylish living environment throughout.

Externally, the property continues to impress with meticulously maintained front and rear gardens, offering both privacy and space to relax or entertain. A private driveway provides parking for multiple vehicles, along with the added benefit of an integral garage.

Combining space, style, and a highly desirable location, 1 Regent Gardens is a perfect family home ready to move into and enjoy.

**HALLWAY** 12'3 x 6'11 (3.73m x 2.11m)  
Hardwood front door with feature glazed inset. Glazed side panel.

**LIVING ROOM** 15'5 x 19'4 (4.70m x 5.89m)  
Feature bay window. Feature gas fire. with marble hearth. Cornice ceiling.

**DINING ROOM** 11'10 x 13'4 (3.61m x 4.06m)  
Cornice ceiling.

**FITTED KITCHEN** 21'4 x 9'11 (6.50m x 3.02m)  
Range of high and low level units with contrasting formica worktops. 1.5 bowl sink unit with drainer and mixer taps. Space for oven/ hob. Integrated extractor fan. Space for washing machine. Space for fridge freezer. Tiled floor. Tiled splashback. Breakfast bar area. Access to rear garden,

**GARAGE** 9'10 x 18'5 (3.00m x 5.61m)  
Firebird boiler. Up and over garage door. Light and power.

**STORAGE** 10'9 x 3 (3.28m x 0.91m)

**FIRST FLOOR**

**BEDROOM 1** 15'6 x 12'11 (4.72m x 3.94m)

**BEDROOM 2** 11'11 x 11'9 (3.63m x 3.58m)

**BEDROOM 3** 10 x 10'6 (3.05m x 3.20m)

**BEDROOM 4** 8 x 10'7 (2.44m x 3.23m)  
Access to storage.

**STORAGE** 2'4 x 3 (0.71m x 0.91m)

**LANDING** 14'1 x 7'3 (4.29m x 2.21m)  
Access to storage.

**BATHROOM** 7'2 x 8'4 (2.18m x 2.54m)  
White suite comprising paneled bath with mixer taps and overhead shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled walls.

**STORAGE** 4 x 3 (1.22m x 0.91m)

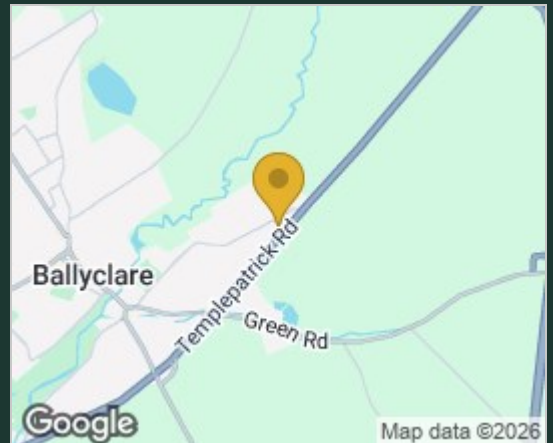
**OUTSIDE**

Rear laid in lawn. Feature paved seating area. Shed. Outdoor tap.

Front laid in lawn bordered by flower beds. Tarmac finished gated driveway for multiple vehicles. Outdoor light.

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



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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