

FOR SALE

3 The Courtyard

Ballynure, BT39 9YH



Offers over £154,950



This beautifully presented townhouse at 3 The Courtyard, Ballynure, is an ideal opportunity for first-time buyers seeking a home that combines character and charm with modern-day living.

The property offers well-proportioned accommodation throughout, including a spacious lounge featuring a welcoming open fire, a modern kitchen with an informal dining area, three comfortable bedrooms and a contemporary white bathroom suite.

Outside, the enclosed rear paved patio provides a private and low-maintenance space for relaxing or entertaining, while the property also benefits from rear parking — a particularly desirable feature.

Set within the popular village of Ballynure, the property enjoys a wonderful balance of village living and excellent accessibility. Ballynure sits on the outskirts of Ballyclare, with Larne, Belfast and surrounding towns all readily accessible. Local amenities, a primary school, nursery and public transport links are all within walking distance, making this an appealing choice for a wide range of buyers.

With its attractive presentation, generous accommodation and convenient village setting, 3 The Courtyard is a home not to be missed.

HALLWAY 14'8 x 6'2 (4.47m x 1.88m)
Hardwood front door with feature glazed insets. Access to storage.

STORAGE 2'8 x 5'11 (0.81m x 1.80m)

LIVING ROOM 14'8 x 11'5 (4.47m x 3.48m)
Feature open fire with belfast brick surround and contrasting tiled hearth. Solid wood flooring. Recessed spotlights.

FITTED KITCHEN 17'11 x 11' (5.46m x 3.35m)
Range of high and low level units with contrasting formica worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Space for oven and hob. Integrated extractor fan. Space for washing machine. Space for tumble dryer. Tiled flooring. Access to rear garden.

BEDROOM 1 11'5 x 11'5 (3.48m x 3.48m)
Laminate wood flooring.

BEDROOM 2 11'3 x 8'4 (3.43m x 2.54m)
Laminate wood flooring.

BEDROOM 3 9'3 x 7'8 (2.82m x 2.34m)
Laminate flooring.

BATHROOM 6'4 x 7'5 (1.93m x 2.26m)
White suite comprising paneled bath with mixer taps and overhead shower. Pedestal wash hand basin with mixer taps. Low flush W/C. Laminate flooring. Tiled splashback.

LANDING 8'8 x 10'1 (2.64m x 3.07m)
Access to storage.

STORAGE 2'3 x 3'1 (0.69m x 0.94m)

OUTSIDE
Feature enclosed patio area with feature paving. Outdoor light. Outdoor tap.

Laid in lawn to front of property.

Parking.

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

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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11 The Square Ballyclare, Co. Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com