



SALE AGREED

16 Riverside Cottages

Ballynure, Ballyclare, BT39 9WZ

Offers over £219,950



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Nest Estate Agents are thrilled to bring to market this beautifully presented four bedroom townhouse in the highly sought after Ballynure Village. This property is conveniently situated within walking distance to local amenities, schools and parks, offering a private rural feel, yet located close to the A8, allowing ease of access for those commuting to either Belfast City Centre or Larne. Only 3 miles from Ballyclare town centre.

Internally this property has been finished to a high specification and has been well maintained by it's current owners, comprising of four well proportioned bedrooms (one with en-suite), large kitchen area with informal dining, spacious living room with feature fireplace, separate utility room, modern family bathroom suite, office space and downstairs w/c. Externally this property boasts great outdoor space to the front and the rear, with off-road parking and a fully enclosed rear garden.

HALLWAY

14'11 x 6'9 (4.55m x 2.06m)

Composite front door with glazed inset. Ceramic tiled floor.

TOILET

7'11 x 3'11 (2.41m x 1.19m)

Low flush w/c. Gloss vanity unit with mixer tap. Ceramic tiled flooring and upstand.

LIVINGROOM

15'9 x 11'11 (4.80m x 3.63m)

Spacious lounge through dining room with feature fireplace. Multi-fuel burning stove, tiled hearth with wooden surround. Glazed internal doors to dining area.

KITCHEN

11'3 x 24'2 (3.43m x 7.37m)

Range of high and low level modern units, contrasting formica worktops. Stainless steel bowl sink unit with drainer and mixer tap. Integrated oven and hob. Stainless steel extractor fan. Integrated fridge and dishwasher. Subway tiled splash back. Ceramic tiled flooring.

UTILITY ROOM

5'6 x 8'7 (1.68m x 2.62m)

Low and high level fitted units. Stainless steel sink with mixer tap. Plumbed for appliances. Ceramic tiled floor. Chrome radiator. Access to rear garden and office/garage.

OFFICE

9'9 x 9'5 (2.97m x 2.87m)

GARAGE

7'11 x 9'9 (2.41m x 2.97m)

BEDROOM 1

11'11 x 15'9 (3.63m x 4.80m)

ENSUITE

6'10 x 10'5 (2.08m x 3.18m)

White suite comprising fully enclosed shower unit, low flush w.c, floating vanity style sink unit, heated chrome towel rail, extractor fan, part ceramic tiled walls, tiled floor, recessed spotlights.

BEDROOM 2

14'3 x 10'3 (4.34m x 3.12m)

BEDROOM 3

11'5 x 11'2 (3.48m x 3.40m)

BEDROOM 4

9'10 x 9'6 (3.00m x 2.90m)

BATHROOM

8'11 x 9'6 (2.72m x 2.90m)

White four piece suite comprising of panelled bath with chrome mixer taps, large vanity style sink unit with mixer taps, low flush w.c, part tiled walls, fully tiled shower encloser, recessed spotlights, ceramic tiled floor.

LANDING

17'9 x 3'1 (5.41m x 0.94m)

STORAGE

2'11 x 3'1 (0.89m x 0.94m)

STORAGE

4'4 x 2'11 (1.32m x 0.89m)

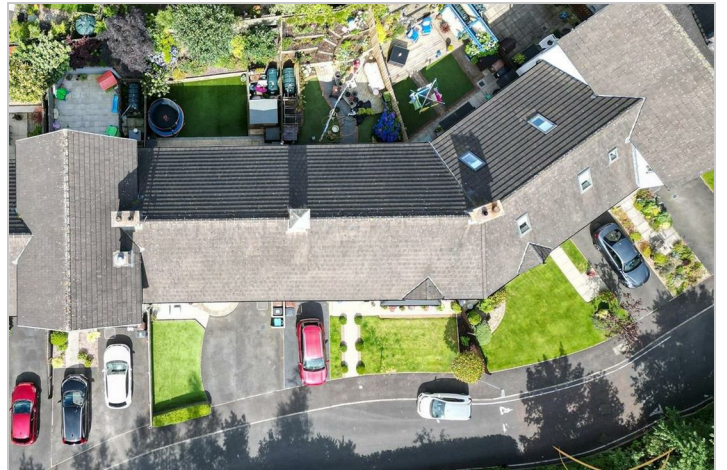
OUTSIDE

Front driveway finished in tarmac and artificial grass. Fully enclosed rear garden, artificial grass, brick pathway. Outside tap. Outside light. Wooden privacy fence, split level rockery with shrubs and plants.

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

16 Riverside Cottages, Ballyclare



Ground Floor



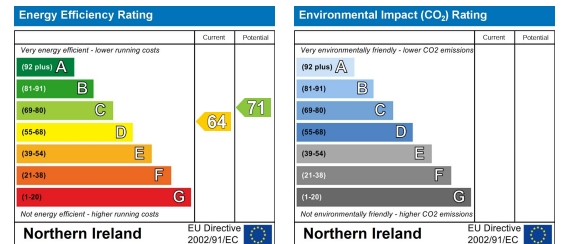
First Floor



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.