NEST
ESTATE AGENTS



FOR SALE

154 Rashee Road

Ballyclare BT39 9JB

Offers over £94,950

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Situated on Rashee Road, Ballyclare, this two bedroom mid-terrace property offers an excellent opportunity for first-time buyers, young families or investors alike. Conveniently located within easy reach of Ballyclare town centre, the property is ideally placed for a range of local amenities, shops, schools and transport links. Offering well-proportioned accommodation throughout, this home provides plenty of potential for a variety of buyers. Early viewing is highly recommended to fully appreciate what this property has to offer.

HALLWAY "3'11 x 3'3" ("1.19m x 0.99m)

LIVING ROOM "14'6 x 13'1" ("4.42m x 3.99m)
The room benefits from a feature fireplace, providing an attractive focal point, along with useful built-in shelving and workspace beneath the staircase. Laminate wood flooring.

KITCHEN "14'6 x 7'0" ("4.42m x 2.13m)
Fitted kitchen featuring a range of light wood-effect wall and base units complemented by dark worktop surfaces. The kitchen includes an integrated oven and electric hob with stainless steel extractor hood overhead. Finished with attractive tiled splashbacks and dark tiled flooring. Steps down to dining space.

DINING AREA "14'6 x 7'5" ("4.42m x 2.26m)

W.C. "5'0 x 2'5" ("1.52m x 0.74m)

STORAGE

UTILITY "5'8 x 5'0" ("1.73m x 1.52m)

FIRST FLOOR

BEDROOM 1 "11'6 x 10'3" ("3.51m x 3.12m)
Laminate wood flooring. Access to storage cupboard.

STORAGE
Useful built-in shelving providing additional storage space.

BEDROOM 2 "9'10 x 7'11" ("3.00m x 2.41m)

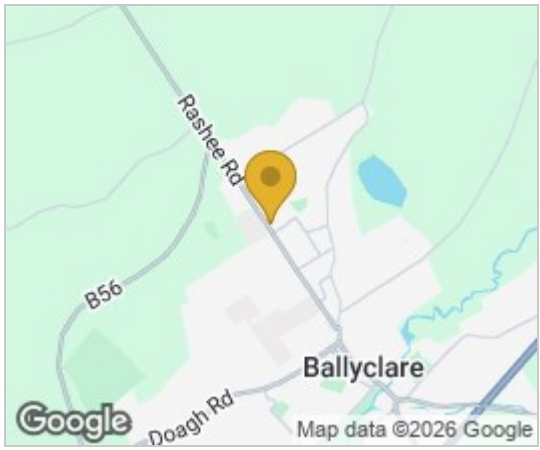
BATHROOM "7'0 x 6'3" ("2.13m x 1.91m)
A bright and well-presented bathroom featuring a full-sized panelled bath, pedestal wash basin and low-level WC. Finished with stylish white wall tiling.

OUTSIDE
Open car port to rear of property approx. 5.8m x 3.25m. Rear garden behind car port.

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

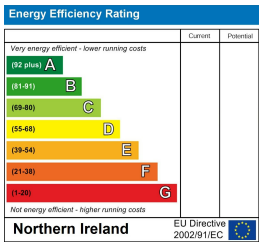
Area Map

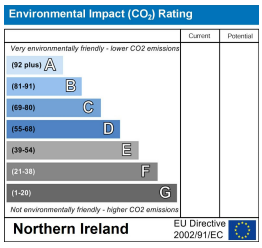


Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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