



# FOR SALE

31 Greenview

Parkgate, Ballyclare, BT39 0JP



Offers over £209,950



31 Greenview, Parkgate presents a superb opportunity to acquire a beautifully presented three-bedroom semi-detached home in the heart of this much-loved rural village. Parkgate offers the perfect balance of countryside charm and everyday convenience, with local amenities, a primary school, and excellent connectivity to the surrounding areas of Ballyclare, Antrim and Templepatrick. Ease of access to the M2 motorway ensures a straightforward commute to Belfast city centre and beyond.

Internally, the property has been thoughtfully designed and exceptionally maintained, boasting a bright open-plan lounge, dining area and conservatory—ideal for modern family living and entertaining. A contemporary fitted kitchen with breakfast bar complements the space perfectly. Upstairs, there are three generous double bedrooms and a newly fitted four-piece bathroom suite, finished to a high standard.

Externally, the home continues to impress with well-kept front and rear gardens, a tarmac-finished driveway and a detached single garage with a separate utility area. An ideal purchase for first-time buyers or downsizers alike, this attractive home is sure to appeal to a wide range of purchasers.

**HALLWAY** 6'6 x 7'4 (1.98m x 2.24m)  
uPVC front door with glazed feature inset and side glazed panels. Tiled flooring.

**LOUNGE** 11'9 x 25'11 (3.58m x 7.90m)  
Feature open fire with tiled inset and matching hearth. Contrasting wood surround and mantle. Solid wood flooring. Recessed spotlights.

**CONSERVATORY** 13'8 x 11'3 (4.17m x 3.43m)  
Tiled flooring. Double patio doors leading to rear garden.

**FITTED KITCHEN** 11'6 x 19 (3.51m x 5.79m)  
Shaker style fitted kitchen with a range of high and low level units with contrasting formica worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Space for oven/hob. Integrated dishwasher. Space for american style fridge freezer. Breakfast bar. Tiled splashback. Tiled flooring. Feature recessed spotlights. Access to rear garden. Access to storage.

**STORAGE** 2'11 x 7'3 (0.89m x 2.21m)

**DOWNSTAIRS W/C** 6'6 x 3'9 (1.98m x 1.14m)  
Newly fitted white suite with low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring.

#### FIRST FLOOR

**BEDROOM 1** 14'8 x 11'1 (4.47m x 3.38m)

**BEDROOM 2** 12'10 x 8'4 (3.91m x 2.54m)

**BEDROOM 3** 11'7 x 8'3 (3.53m x 2.51m)

**BATHROOM** 11'8 x 8'3 (3.56m x 2.51m)

Newly fitted white suite comprising free standing bath with hand held shower and mixer taps. Low flush W/C. Vanity style sink unit with mixer taps. Large open mains shower. Tiled flooring. Partially tiled walls. Feature ambient lighting.

**LANDING** 5'5 x 6 (1.65m x 1.83m)

Access to storage. Access to roofspace via slingsby ladder.

**STORAGE** 2'5 x 2'11 (0.74m x 0.89m)

#### OUTSIDE

Front and rear gardens with laid in lawns bordered by mature shrubbery. Feature paving area. Outdoor lighting. Outdoor tap. Detached single garage.

**GARAGE MAIN** 16'2 x 11'8 (4.93m x 3.56m)

**GARAGE UTILITY** 11'8 x 9 (3.56m x 2.74m)

Plumbed for washing machine and tumble dryer.

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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