

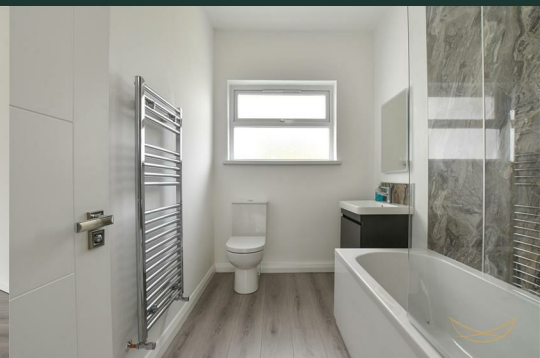


FOR SALE

187 Ballynure Road

Ballyclare, BT39 9AJ

Offers over £194,950



Nest Estate Agents are delighted to bring to market this beautiful fully refurbished bungalow, conveniently located on the Ballynure Road, Ballyclare, within walking distance of shops, schools and all local amenities. The property comprises entrance hall, spacious lounge, three well-proportioned bedrooms, modern fully fitted kitchen with informal dining area, family bathroom suite and separate utility. Externally the property enjoys private stone driveway area, large detached garage, gardens finished in lawn to front & rear. Other attributes include newly updated oil heating system, new wood work throughout, LED lighting, brand new uPVC double glazing throughout and fascia boards.

We anticipate that this bungalow will attract a lot of interested parties, from first time buyers to downsizers. Early viewing is recommended to avoid disappointment. Contact Nest today to arrange a viewing on 02893438090/ hello@nestestateagents.com.

PORCH 4'9 x 4'11 (1.45m x 1.50m)  
uPVC front door with glazed inset.

HALLWAY 16'5 x 3'11 (5.00m x 1.19m)  
Wood effect laminate floor. Recessed Spotlights.

HALLWAY (2) 15'3 x 2'9 (4.65m x 0.84m)

LIVING ROOM 15'6 x 13'3 (4.72m x 4.04m )  
uPVC windows. Wood effect laminate floor. Wood burning stove with slate hearth.

KITCHEN 12'2 x 12'10 (3.71m x 3.91m)  
Newly fitted kitchen with a range of high and low level units, contrasting formica worktops, 1 1/2 stainless steel sink unit with mixer taps and drainer, integrated oven and hob, stainless steel extractor fan, integrated fridge freezer, laminate wood effect flooring. Recessed spotlights.

UTILITY 8'6 x 7'3 (2.59m x 2.21m)  
Range of high and low level units, contrasting formica worktops, stainless steel sink unit with mixer tap, laminate wood effect flooring, space for appliances, uPVC door leading to rear garden.

BOILER ROOM 4'4 x 3'1 (1.32m x 0.94m)

STORAGE 4'4 x 3'1 (1.32m x 0.94m)

BATHROOM 5'11 x 8'9 (1.80m x 2.67m)  
Modern white suite comprising panelled bath with mixer taps and overhead chrome shower unit, low flush w.c, anthracite grey floating vanity unit, with mixer taps, chrome towel radiator, cappuccino stone classic multipanel surround and splashback. Laminate wood effect flooring. Recessed spotlights.

BEDROOM 1 9'11 x 12'11 (3.02m x 3.94m )

BEDROOM 2 11'6 x 8'11 (3.51m x 2.72m)

BEDROOM 3 11'6 x 8'11 (3.51m x 2.72m)

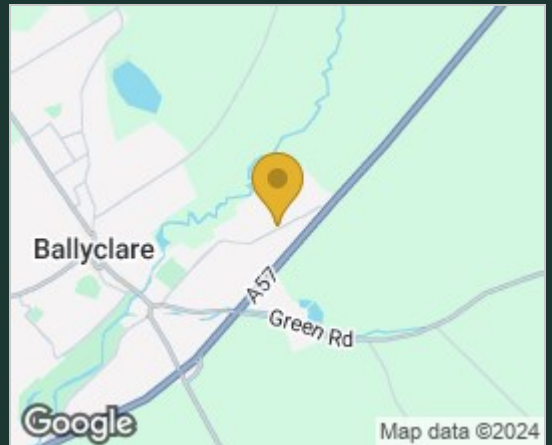
GARAGE 18'10 x 15'4 (5.74m x 4.67m)  
Power and Light, uPVC double glazed windows.

**OUTSIDE**

Rear garden laid in lawn, access to large garage via roller door. New uPVC windows. Outside tap. Outside light.

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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
	67		67
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

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