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97 Fairview Farm Road, Ballyclare, BT39 9LB

- Semi Detached Home
- Lounge; Contemporary Electric Fire
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Landscaped, Private Rear Garden
- Three Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Deluxe Bathroom; Furnished Cloakroom
- Private Driveway
- Immaculately Presented Throughout

Offers Over £179,950

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with hardwood, double glazed side screens and fan light over. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 19'5" x 10'7" (wps)

Box bay window to front elevation. Electric, focal point fireplace. Access to under stairs store. PVC double glazed, sliding patio door to rear garden.



KITCHEN THROUGH DINING ROOM 17'0" x 10'8"

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and washing machine. Splash back tiling to walls. Recessed lighting to kickboard. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'5" x 10'7"



EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Splash back tiling to sink. Tiled floor.

BEDROOM 2 10'9" x 9'8"

BEDROOM 3 10'8" x 7'0"



DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.
Front garden finished in lawn.
External lighting.
Large, fully enclosed, landscaped rear garden, finished in paved patio area, lawn and raised bed.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

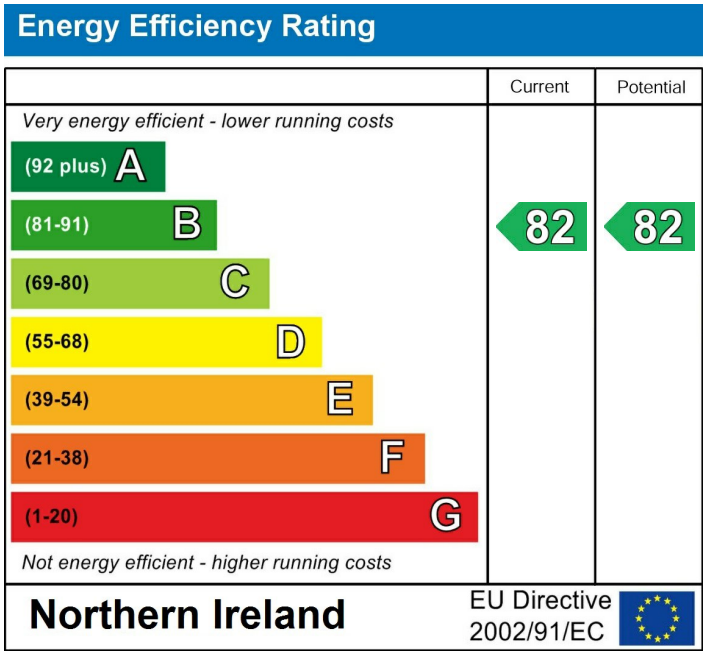






Immaculately presented, recently constructed, three bedroom, semi detached home with generous sized private driveway area and fully enclosed, landscaped rear garden, located within the popular and conveniently situated Fairview Farm development, Doagh Road, Ballyclare. The property comprises entrance hall, furnished cloakroom, bay fronted lounge with contemporary, wall mounted electric fire, kitchen through dining room, modern fitted kitchen with range of integrated appliances, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys private driveway finished in tarmac and fully enclosed, landscaped, private rear garden finished in lawn, paved patio area and raised bed. Other attributes include gas fired central heating and PVC double glazing. Early viewing strongly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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