

FOR SALE

68 Huntingdale Green

Ballyclare, BT39 9FL



Offers over £174,950



Perfectly suited to first-time buyers and downsizers alike, this charming semi-detached home offers bright, spacious living in a highly convenient location. Beautifully presented and full of warmth, the property features three well-proportioned bedrooms, a generous fitted kitchen ideal for everyday living, a welcoming lounge with an open fire, and the added convenience of a downstairs W/C.

Externally, the home continues to impress with a well-maintained, enclosed rear garden complete with a feature paved area—perfect for relaxing or entertaining. A neat front garden and private driveway providing parking for two cars add further appeal.

Situated within close proximity to Ballyclare town and its excellent range of amenities, and benefiting from ample public transport links to Belfast, this is an opportunity not to be missed.

HALLWAY 14'6 x 6'9 (4.42m x 2.06m)
uPVC front door with feature glazed inset. Tiled flooring.

DOWNSTAIR W/C 2'7 x 5'4 (0.79m x 1.63m)
White suite comprising low flush W/C. Pedestal wash hand basin. Tiled flooring.

LOUNGE 15'7 x 11'6 (4.75m x 3.51m)
Feature open fire with wood surround and mantle, contrasting tiled inset and hearth. Laminate wood effect flooring.

FITTED KITCHEN 22'9 x 9'8 (6.93m x 2.95m)
Range of high and low level units with contrasting formica worktops. Stainless steel 1.5 bowl sink with drainer and mixer taps. Electric oven and hob. Stainless steel extractor fan. Integrated fridge freezer. Space for dishwasher. Space for washing machine. Wine rack. Display cabinet. Feature shelving. Breakfast bar area. Tiled flooring. Tiled splashback. Sliding patio doors to rear garden.

FIRST FLOOR

BEDROOM 1 13'8 x 9'9 (4.17m x 2.97m)
Built in wardrobes. Laminate wood effect flooring.

BEDROOM 2 11'7 x 11'10 (3.53m x 3.61m)
Laminate wood effect flooring.

BEDROOM 3 8'4 x 9'7 (2.54m x 2.92m)
Laminate wood effect flooring. Access to storage.

STORAGE 3'2 x 2'3 (0.97m x 0.69m)

BATHROOM 8'9 x 6'9 (2.67m x 2.06m)
White suite comprising tiled bath with mixer taps and overhead shower. Low flush W/C. Vanity style sink unit with mixer taps. Heated towel rail. Partially tiled walls. Tiled flooring.

LANDING 10'8 x 5'10 (3.25m x 1.78m)
Access to storage. Access to roofspace.

STORAGE 3'8 x 2'4 (1.12m x 0.71m)

OUTSIDE

Rear laid in lawn bordered by mature shrubbery and feature paving. Outdoor tap. Outdoor lighting.

Front laid in lawn. Stone finished driveway for two cars. Outdoor 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
Northern Ireland			Northern Ireland		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.