

4 Huntingdale Green, Ballyclare, BT39 9FL



- Modern Semi Detached
- 3 Bedrooms
- 2 Receptions
- Luxury Contemporary Kitchen
- Luxury First Floor Shower Room
- New Internal Solid Oak Doors
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Popular Established Development
- Large Private Garden To Rear
- Beautifully Presented Throughout

PRICE Offers Over £185,000

Beautifully presented throughout this spacious semi detached has been extensively recently modernised creating a superb home with a turn key style finish. Perfect for first time buyers searching for a home at a realistic guide price the accommodation briefly comprises 3 bedrooms, 2 receptions, luxury fully fitted contemporary kitchen and a first floor luxury shower room. The property further benefits from oak internal doors & new flooring throughout. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

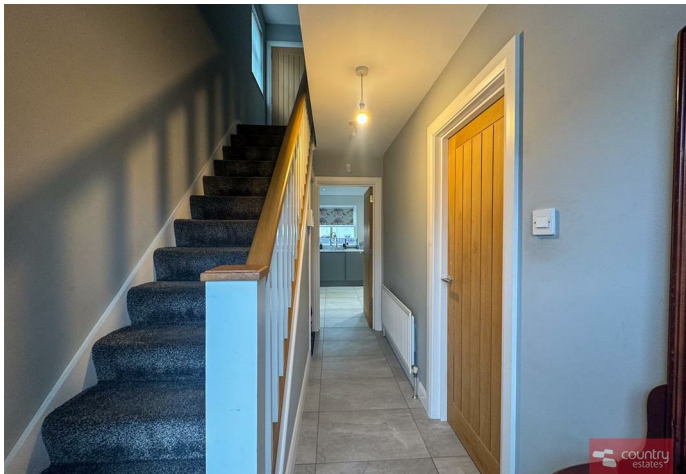
Coloured composite front door with leaded glass inset into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

Porcelain tiled floor. Understairs storage cupboard.

LOUNGE 14'3" x 11'4"

Attractive horseshoe style cast iron fireplace with granite hearth and oak surround. Quality mid oak laminate strip flooring extending through arch into:-



DINING/ FAMILY ROOM 10'9" x 9'6"

Feature painted panelled accent wall with oak trim. Sliding double glazed patio door to decked area and private enclosed garden.

LUXURY CONTEMPORARY FULLY FITTED KITCHEN 11'9" x 10'7"

Equipped with a comprehensive range of high and low level fitted units in matt grey with contrasting corian work surfaces. A host of integrated appliances including eye level oven, microwave, separate 4 ring gas hob, concealed overhead extractor fan, washing machine and fridge freezer. Inlaid stainless steel sink unit with flexible hose tap. Integrated larder cupboard.



FIRST FLOOR

LANDING

BEDROOM 1 11'6" x 10'3"

BEDROOM 2 11'6" x 11'6"

At max.



BEDROOM 3 8'6" x 7'8"

LUXURY SHOWER ROOM

Comprising button flush w.c, wash hand basin in modern vanity unit with mono bloc tap and large walk in open shower enclosure with drench style shower and hand shower. Tiled effect PVC panelled walls and PVC ceiling.



OUTSIDE

Large private parking forecourt suitable for a variety of vehicles.

Private well maintained garden to rear in lawn screened by perimeter fence with large raised decked area. Perfect for family barbeques.



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

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



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 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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