



80 Huntingdale Green, Ballyclare, BT39 9FL

- Immaculately Presented Semi D
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; Furnished Cloakroom
- Private Driveway
- Convenient Location

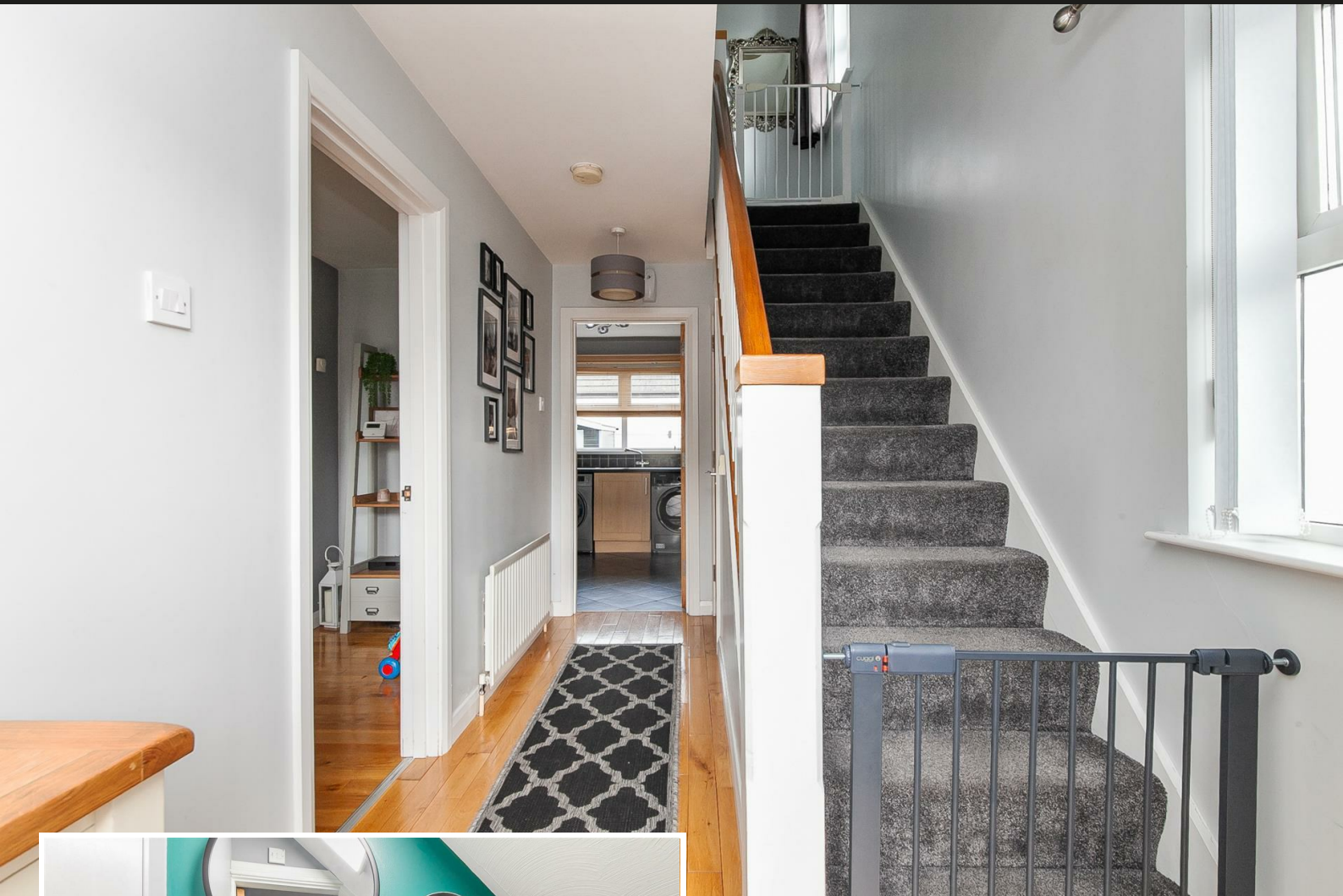
Offers Over £164,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Timber flooring. Stairwell to first floor. Glass panelled door to kitchen.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

LOUNGE 13'8" x 11'8"

Cast iron, wood burning stove on slate hearth. Timber flooring. Glass panelled door leading to:



KITCHEN THROUGH DINING ROOM 20'7" x 9'10"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Matching breakfast bar unit. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Built in wine rack. Splashback tiling to walls. Tiled floor. Aluminium framed, double glazed, sliding patio door to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space (with gas fired central heating boiler) via slingsby style ladder

BEDROOM 1 11'9" x 9'10" (wps)

Built in wardrobe with sliding doors.

BEDROOM 2 11'1" x 9'10" (wps)

Wood laminate floor covering.

BEDROOM 3 8'6" x 6'11"

Built in wardrobe. Wood laminate floor covering.

BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate, panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway area finished in decorative stone.

Front garden finished in lawn.

External lighting.

Fully enclosed rear garden finished in lawn and decorative concrete.

External power points.

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, three bedroom, semi detached home situated within the popular Huntingdale development, Doagh Road, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge with wood burning stove, kitchen through dining room, modern fitted kitchen, three well-proportioned bedrooms, and bathroom with white four piece suite.


Externally, the property enjoys generous sized driveway area finished in decorative stone, and gardens front and rear, finished mainly in lawn.

Other attributes include gas fired central heating, PVC double glazing, and convenient location.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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 	

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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