info@country-estates.com www.country-estates.com

50 Huntingdale Green, Ballyclare, BT39 9FL

- **Modern Semi Detached**
- **3 Bedrooms**
- **1+ Reception**
- **Open Plan Shaker Kitchen With Living / Dining Aspect**
- **Prime Mature Corner Site / Large Enclosed Garden To Side**
- **Luxury Four Piece Family Bathroom**
- **Extensive Driveway And Parking Forecourt**
- **Furnished Ground Floor Cloakroom**
- **Well Regarded Established Popular Development**
- **PVC Double Glazed Windows And Doors/ Oil Fired Central Heating**

PRICE Offers Over £185,000

Positioned on a prime mature corner site within an established popular development. This attractive Modern semi detached family home enjoys a well planned layout incorporating 3 bedrooms, 1+ reception, open plan kitchen with living / dining aspect, furnished cloakroom and a deluxe modern family bathroom. Beautifully presented this home will interest first time buyers searching for an affordable home in an enviable location. An early viewing is advised.

> 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**

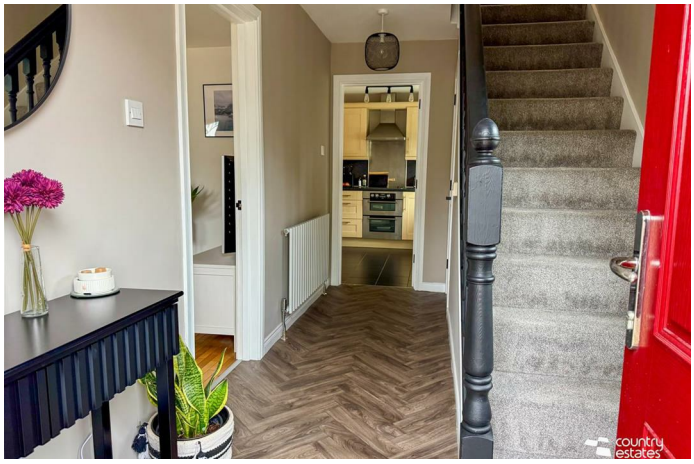
ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Composite panelled front door.

MODERN CLOAKROOM
White suite comprising low flush w.c and pedestal wash hand basin with tiled splashback.

LOUNGE 15'8" x 11'9"
Attractive modern open fireplace with painted surround and polished granite inset with matching hearth. Twin front windows. Exposed hardwood flooring.



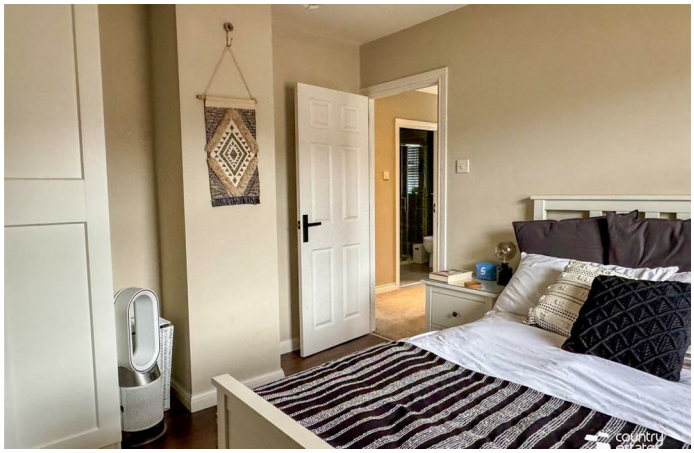
OPEN PLAN KITCHEN/ DINING/ LIVING AREA 22'10" x 9'9"
Equipped with a comprehensive range of high and low level shaker style units with contrasting work surfaces and matching under unit laminate wall finish. Glazed display cabinet. Inlaid 4 ring ceramic hob and double under oven in stainless steel finish with matching overhead pyramid style extractor unit. Inlaid sink unit with mixer tap. Integrated fridge and freezer. Window pelmet with low voltage lights. Plumbed for dishwasher and washing machine. Tiled floor in black slate effect. Sliding double glazed patio door to gardens and patio.

FIRST FLOOR

LANDING
With gable side window. Hot press lagged cylinder immersion heater. Recessed low voltage ceiling lights. Access to roof space with loft ladder installation.

BEDROOM 1 11'10" x 11'8"
Quality walnut effect laminate flooring.

BEDROOM 2 13'2" x 9'9"
Built in ceiling height mirrored double slide robes with integrated shelves and hanging space.



BEDROOM 3 8'6" x 7'2"

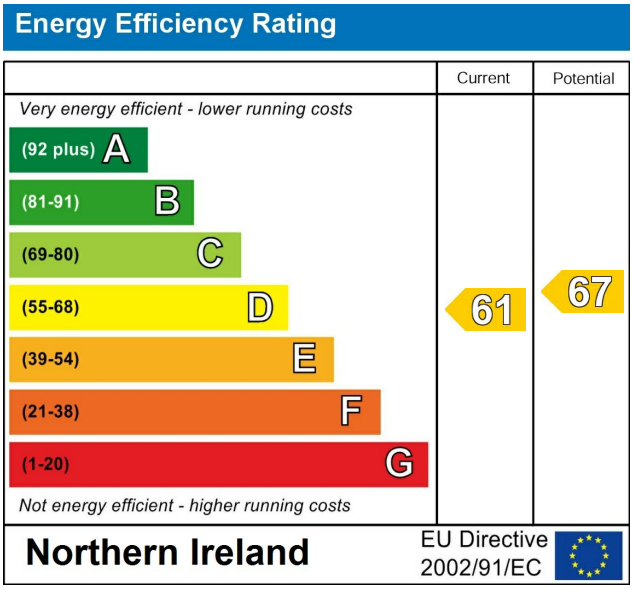
Presently used as home office. Quality walnut effect laminate flooring. Built in wardrobe.

DELUXE BATHROOM SUITE

De luxe four piece suite comprising panel bath with centred mixer tap and shower attachment. Fully tiled corner shower cubicle with electric shower over and sliding screen door. Floating vanity unit with mixer tap. Low flush w.c. Complementary wall tiling. Chrome heated towel rail. Wall mounted mirror. Ceramic tiled floor. Recessed ceiling lighting.

OUTSIDE

Spacious prime corner site situated within the popular Huntingdale Development.
Extensive stone driveway with parking forecourt and gable side parking bay.
Private enclosed and secure gable side garden with screening perimeter fencing and matching gateway.
Outside light. Outside tap. Oil fired boiler.
PVC tank. Paved patio area. Range of shrubs.
Garden shed wired for electric included.



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

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
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.

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:
These particulars do not constitute any part of an offer or contract
All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor
None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact
Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars
The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme