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

91 Huntingdale Grange, Ballyclare, BT39 9XY

PRICE Offers Over £299,950

Positioned on a large corner site within a highly sought after, established development, just off Doagh Road, Ballyclare. This spacious chalet bungalow has been immaculately presented throughout and enjoys a well planned flexible living layout. Incorporating 4/5 well proportioned bedrooms, a bright, spacious lounge with feature cast iron stove, family room, contemporary open plan kitchen/dining, separate utility and modern shower rooms on the first and ground floors. Externally the property enjoys an extensive, well maintained south facing garden to rear, and a driveway to front with access to the integral garage. 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**

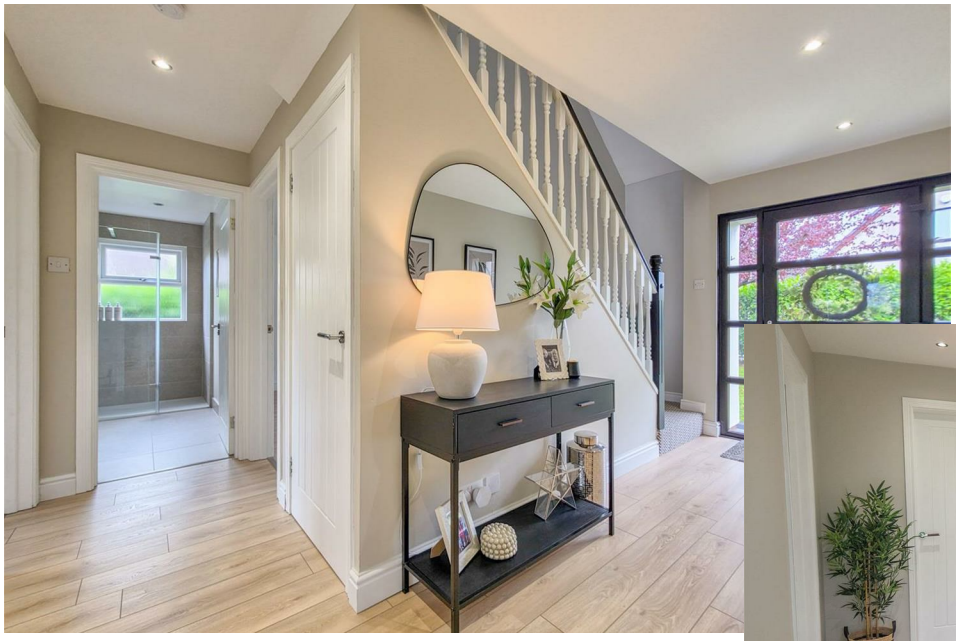
- **Immaculately Presented Detached Chalet Bungalow**
- **Four Well Proportioned Bedrooms**
- **Spacious Lounge and Family Room**
- **Contemporary Open Plan Kitchen/Dining**
- **Separate Utility Room**
- **Integral Garage with Light and Power**
- **Ground Floor Shower Room/ First Floor Shower Room**
- **Secluded Corner Site With South Facing Aspect**
- **Gas Fired Central Heating/ PVC Double Glazing**
- **Highly Sought After Convenient Development**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door with matching side screens. Quality laminate floor covering. Access to understairs storage cupboard. Stairwell to first floor.

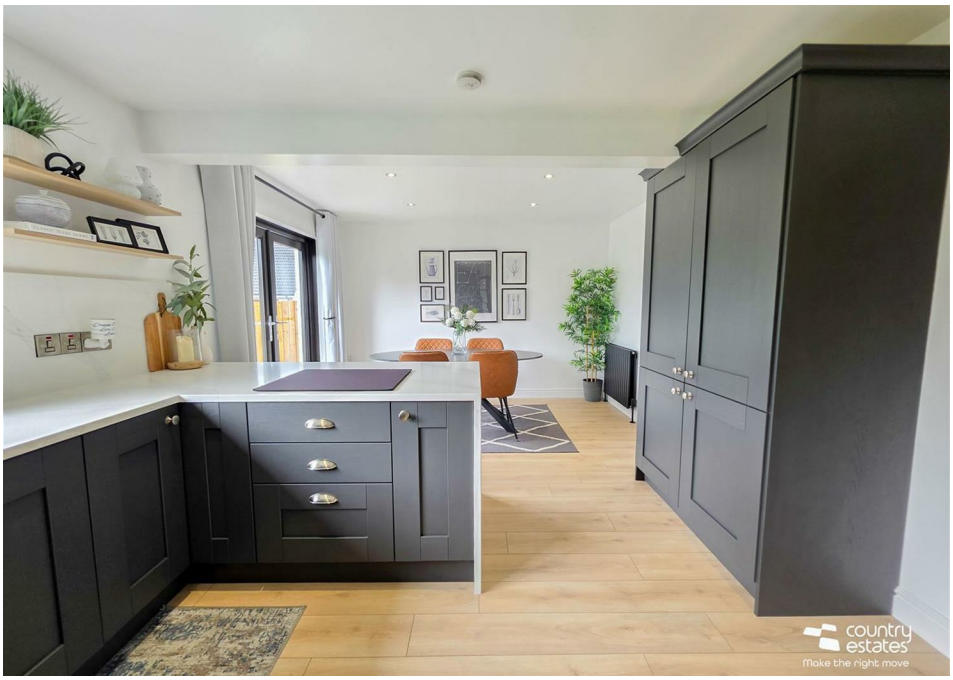


SPACIOUS LOUNGE 15'8" x 12'7"

Attractive feature inglenook style fireplace with tiled insert. Multi-fuel cast iron stove on granite hearth. Quality laminate flooring. French doors into:

CONTEMPORARY OPEN PLAN KITCHEN/DINING 22'3" x 11'5"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting Quartz work surfaces and upstands. Undermount one and a half bowl sink unit with pull out tap. With a range of integrated appliances to include; eye-level oven, separate 4 ring induction hob, dishwasher and fridge/freezer. Breakfast bar style return for casual dining. Open to dining aspect. PVC double glazed French doors to rear garden.

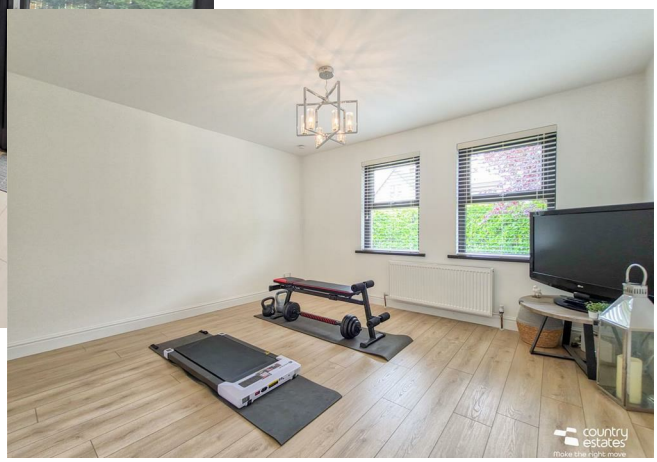


UTILITY ROOM 10'7" x 9'7"

High and low level units with contrasting work surfaces. Plumbed for washing machine. Space for tumble dryer. Single drainer stainless steel sink unit. PVC service door to rear garden. Service door to integral garage.

FAMILY ROOM 13'1" x 11'5"

Twin windows to front elevation. Quality laminate floor covering. Presently used as home gym.



BEDROOM 4 11'1" x 9'7"

Built in three bay mirrored slide robes. Quality laminate floor covering.

LUXURY SHOWER ROOM

Modern fitted three piece suite comprising large walk in cubicle with thermostatically controlled drench style shower, wall mounted vanity unit with wash hand basin and monobloc tap, and a button flush WC. Vertical towel radiator. Part tiled walls and tiled floor. Recessed down lighting.

FIRST FLOOR

LANDING
Access to shelved hot press and roof space.

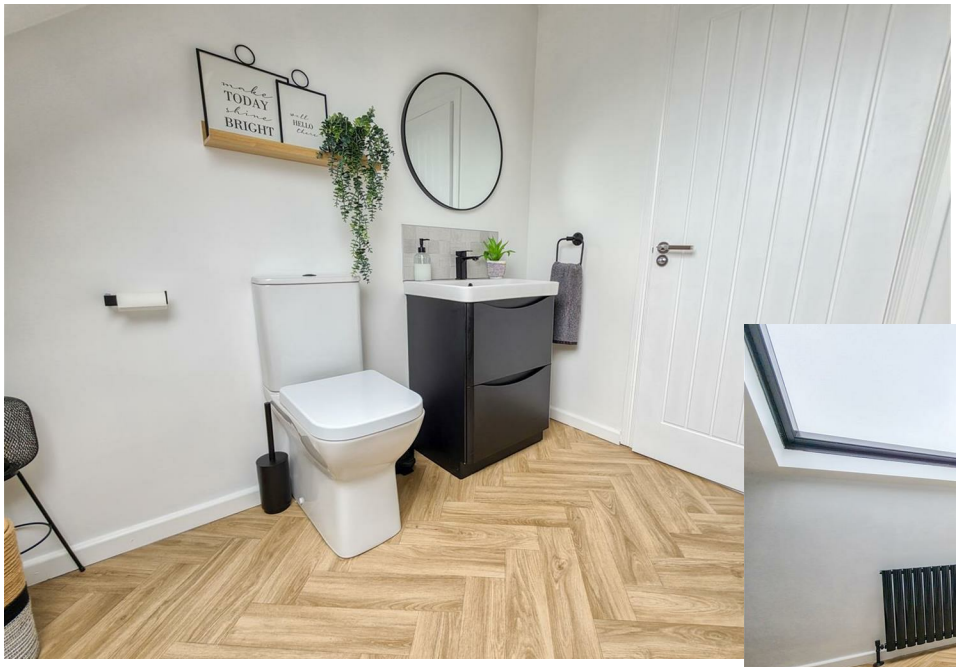
BEDROOM 1 13'9" x 13'2"
Wall to wall built in three bay mirrored slide robes. Access to eaves storage. Quality laminate flooring. Recessed downlighting.

BEDROOM 2 15'11" x 12'6"
At widest points. Access to eaves storage. Velux window. Access to bedroom 3.

BEDROOM 3 13'3" x 10'7"
Access to eaves storage and roof space.

FAMILY BATHROOM

Modern fitted three piece suite comprising large walk in shower cubicle with thermostatically controlled drench style shower with hand shower attachment, vanity unit with wash hand basin and button flush WC. Velux window.

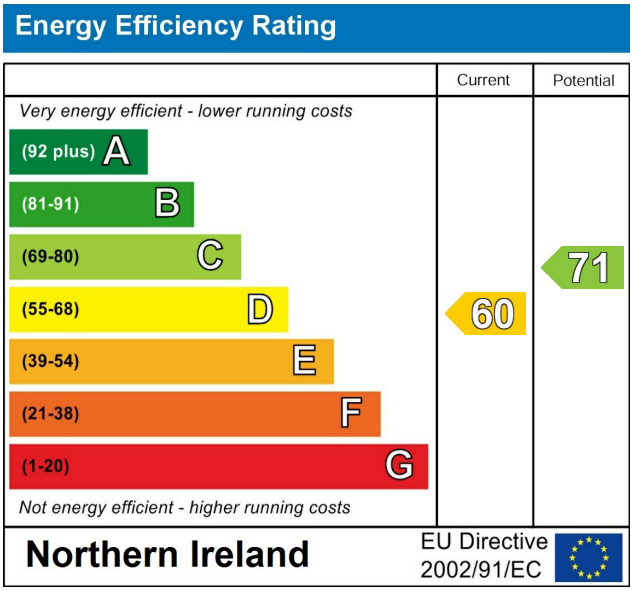


OUTSIDE

Front garden finished in neat lawn with surrounding decorative stone beds. Screened by mature hedgerow. Private driveway to front with access to integral garage.
Secluded south facing rear garden finished in lawn with paved patio area and walkways. Screened by perimeter fence and mature hedgerow.
Outside tap and light.

INTEGRAL GARAGE 18'10" x 10'7"

Electric roller shutter door. Power and light.



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