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

16 Huntingdale Grange, Ballyclare, BT39 9XY

- **Semi-Detached Family Home**
- **Three Well Proportioned Bedrooms**
- **Three Receptions**
- **Solid Oak Shaker Style Kitchen**
- **Separate Utility Room**
- **Deluxe Fully Tiled Bathroom**
- **Ground Floor Furnished Cloakroom**
- **Detached Matching Garage**
- **PVC Double Glazed/ Gas Fired Central Heating**
- **Highly Sought After Convenient Location**

PRICE Offers Around £219,950

Positioned on a mature corner site within a highly sought after, established development, just off Doagh Road, Ballyclare. This semi detached home enjoys a well planned living layout. Incorporating 3 well proportioned bedrooms, a spacious lounge with feature fireplace, dining room, sun lounge, shaker style kitchen, separate utility, furnished cloakroom and a four piece family bathroom suite. Externally the property enjoys an extensive mature, well maintained garden to rear, and a driveway to front with access to the detached 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**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
PVC double glazed front door with leaded insets and matching side screens. Tiled floor. Solid oak balustrading to stairwell. Large walk in storage cupboard.

FURNISHED CLOAKROOM
Comprising wall mounted wash hand basin and a low flush WC. Tiled floor. Tiled walls.

SPACIOUS LOUNGE 16'8" x 12'8"
Attractive feature fireplace in solid wood surround with tiled inset and hearth. Solid oak flooring. Glass panelled door to:-

DINING ROOM 12'4" x 9'6"
Quality laminate floor. French doors in bevelled glass to:-

SUN LOUNGE 11'" x 9'6"
PVC double glazed door to rear decking. Ceramic tile floor. Views over well maintained garden.

MODERN SHAKER STYLE KITCHEN 12'9" x 10'6"
Equipped with a comprehensive range of high and low level shaker style fitted units with medium oak finish and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Breakfast bar style return. Space for free standing cooker with overhead extractor fan housed in stainless steel canopy. Space for free standing fridge freezer. Glass corner display cabinet. Part tiled walls. Slate effect tile floor. Built in storage cupboard. Recessed lighting to window pelmet.

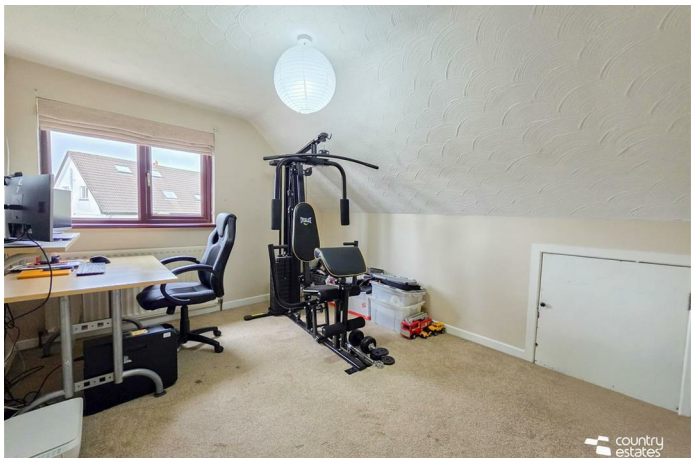
UTILITY ROOM 6'9" x 9'8"
Equipped with high and low level units. and contrasting work surfaces. Plumbed for washing machine. Plumbed for dish washer. Tiled floor. Part tiled walls.

FIRST FLOOR

LANDING
With access to roof space. Shelved hot press cupboard.

BEDROOM 1 12'8" x 13'6"
Maple semi solid floor. Front dormer window feature. Built in slide robes with mirror doors.

BEDROOM 2 13'6" x 9'6"
Velux window. Access to under eaves storage.

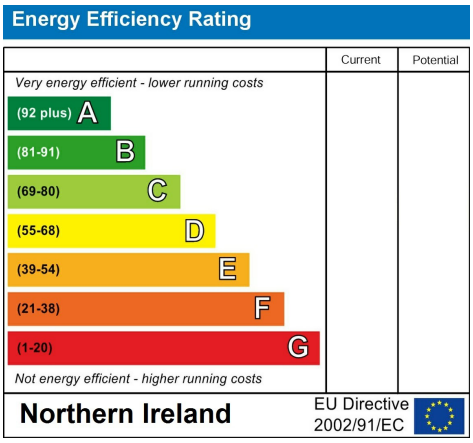


BEDROOM 3 12'9" x 10'2"
Access under eaves storage. Presently used as home office.

FOUR PIECE FAMILY BATHROOM 11'2" x 6'0"
comprising freestanding claw foot bath with roll top, centred mixer tap, PVC panelled shower cubicle with electric shower unit, wall mounted wash hand basin and single lever mixer tap, and a button flush WC. Tiled floor. Tiled walls. Chrome towel rail.

OUTSIDE
Block paved parking forecourt to front with ample space for a variety of vehicles. Access to matching detached garage. Double gates with access to side.
Extensive mature corner site. With private enclosed lawn to rear, screened by a variety of mature trees and hedgerow. Block paved walkways to side. Paved patio area.
Outside light. Water tap.

MATCHING DETACHED GARAGE 19'0" x 11'02
Roller shutter door. Side service door. Equipped with lighting and power points.



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.

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PRS Property Redress Scheme