

61 Huntingdale Grove, Ballyclare, BT39 9FA



- Detached Family Home
- 3 Bedrooms
- Master With Ensuite
- Open Plan Kitchen/ Dining Area
- Conservatory
- Integral Garage
- Quiet Cul De Sac Location
- Oil Fired Central Heating
- PVC Double Glazed Windows And Fascias
- Walking Distance To Primary And High Schools



PRICE Offers Over £219,950

Positioned within a quiet cul de sac in the highly popular Huntingdale development. This spacious modern 3 bedroom detached property enjoys a well planned living layout incorporating 2 receptions, an open plan living/ dining/ kitchen layout, 3 piece family bathroom, an en-suite bathroom and a garage. An early viewing is 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

PVC double glazed front door into-

ENTRANCE HALL

Laminate strip flooring. Access to under stair storage.

LOUNGE 14'2" x 13'0"

Open fire with wooden surround and granite fireplace. Double doors into:-



OPEN PLAN KITCHEN/DINING 20'9" x 9'8"

Equipped with a comprehensive range of high and low level shaker style units finished in grey with contrasting work surfaces and metro brick splashback tiles. Double drainer stainless steel sink unit with mixer tap, 5 ring gas hob and electric oven with stainless steel chimney style extractor fan overhead. Double sliding patio door into:-



CONSERVATORY 10'2" x 9'6"

At widest points. PVC double glazed door onto rear patio and garden.

UTILITY 9'8" x 5'9"

Space for washing machine, tumble drier and dishwasher. PVC double glazed door onto rear patio and gardens. Internal door into:-

GARAGE 16'4" x 8'9"

Power and light. Housing oil boiler. Up and over door.



FIRST FLOOR

LANDING

BEDROOM 1 9'9" x 9'9"

Built in mirrored slide robes.

MODERN ENSUITE

Comprising push button w.c, vanity unit with mixer taps and fully enclosed shower unit with electric shower overhead.



BEDROOM 2 10'4" x 9'8"

Built in fitted mirrored slide robes.

BEDROOM 3 10'2" x 9'8"

At widest points. Built in wardrobe storage.

BATHROOM

Comprising lever flush w.c, pedestal wash hand basin with taps and pannelled bath with mixer taps and telephone style hand shower attachment. Fully tiled walls. Tiled floor.



OUTSIDE

Neat garden to front laid in lawn.
Driveway to front for a number of vehicles.
Private garden to rear laid in lawn. Screened by hedgerow.
Part paved patio perfect for family barbecues.



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

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



The Mortgage Shop

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T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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