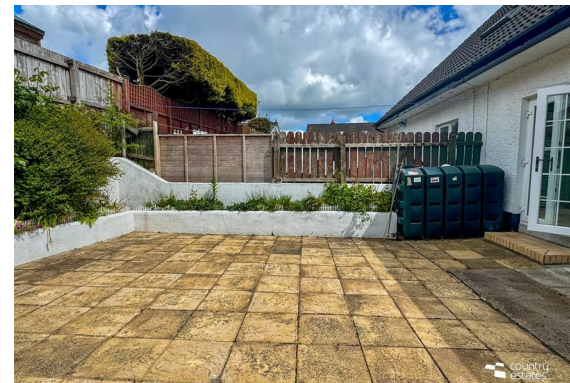


# 39 Huntingdale Grange, Ballyclare, BT39 9XY



- Semi Detached Chalet Villa
- 3 Bedrooms/ 2 Receptions
- Modern Shaker Kitchen
- Popular Established Development
- Cul De Sac Position
- PVC Double Glazed Windows
- Large Private Enclosed Garden
- Extensive Driveway To Side
- Oil Fired Central Heating
- Ground Floor Furnished Cloakroom/ Utility Room

**PRICE Offers Over £197,500**

*Positioned with a quiet cul-de-sac in a popular established development, within walking distance of local schools, public transport and town centre. This spacious well presented three bedroom semi detached chalet villa is a perfect purchase for first-time buyers, young families and downsizers. Enjoying a well proportioned living layout comprising two large receptions, modern kitchen with separate utility room, four piece family bathroom and a ground floor furnished cloakroom. An early viewing as 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

PVC front door with full height double glazed side screens into

#### WELL PRESENTED ENTRANCE HALL

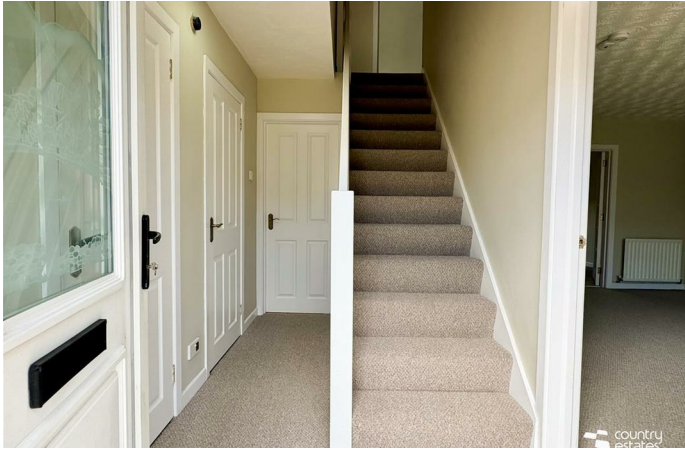
With Understairs storage cupboard. Large walk-in separate storage cupboard.

#### FURNISHED CLOAKROOM

Comprising low flush w.c and wall hung sink. Tiled floor.

#### LOUNGE 16'4" x 12'7"

Attractive Period Style open tiled fireplace with carved mahogany surround. Twin French door into:-



#### DINING/ FAMILY ROOM 12'3" x 9'4"

Twin PVC double glazed French doors to private garden.

#### MODERN SHAKER KITCHEN 12'7" x 10'6"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting worksurfaces. Single drainer stainless steel sink unit with Swan neck mixer tap. Integrated eye level oven with separate four ring hob and concealed overhead extractor. Part tiled accent wall in Metro brick tile. Large larder style cupboard.



#### UTILITY ROOM 7'8" x 6'7"

Fitted with a matching range of low level shaker style units with contrasting worksurfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. PVC double glazed external door providing access to inner driveway.

### FIRST FLOOR

#### LANDING AREA

With access to roofspace. Shelved hotpress with copper cylinder and Willis style immersion.

**BEDROOM 1 12'3" x 13'2"**

**BEDROOM 2 13'4" x 9'3"**

Velux skylight window.



**BEDROOM 3 12'6" x 9'9"**

**FOUR PIECE FAMILY BATHROOM**


Comprising bath, low flush w.c, pedestal wash hand basin with tiled splashback and fully tiled shower enclosure.



**OUTSIDE**

Neat well maintained garden to front in lawn. Large driveway to side. Twin gates to inner secure private driveway. Hard landscaped private garden to rear screened by perimeter wall and fence stocked with a variety of shrubs plants in borders.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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



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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