

# 68 Huntingdale Green, Ballyclare, BT39 9FL



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Modern Shaker Fitted Kitchen With Breakfast Area
- Modern Three Piece Bathroom Suite
- PVC Double Glazed Windows And Doors/ Oil Fired Central Heating
- Private Driveway And Parking Forecourt
- Enclosed Gardens In Lawn With Patio Area
- Corner Site Within Popular Development
- Furnished Cloakroom

**PRICE Offers Over £154,950**

*Impressive 3 bedroom semi detached villa located on superb corner site affording excellent car parking facilities as well as large enclosed garden. The property has been extremely well maintained to include excellent kitchen and bathroom finishes as well as solid oak doors throughout. Viewing of this property will not disappoint!*

**> 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

Composite glass panelled front door with multi point locking system.

#### SPACIOUS ENTRANCE HALL

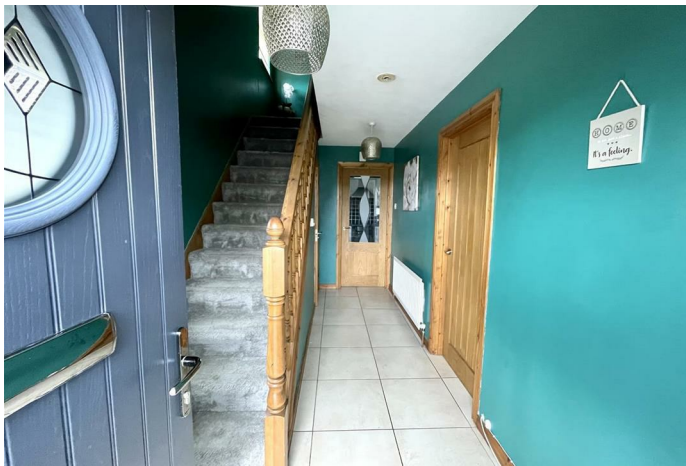
Ceramic tiled floor. Stairwell to first floor.

#### FURNISHED CLOAKROOM

With two piece white suite comprising pedestal wash hand basin with tiled splashback and low flush w.c. Ceramic tiled floor.

#### LOUNGE 15'7" x 11'6"

Horseshoe style cast iron fireplace with painted wooden surround and tiled hearth. Dual window aspect. Quality grey coloured laminate flooring.



#### OPEN PLAN KITCHEN/ DINING AREA 23'0" x 9'9"

Shaker fitted kitchen with range of high and low level units with contrasting work surfaces. Inlaid one and half bowl stainless steel sink unit with mixer tap and drying area. Inlaid ceramic 4 ring hob with underoven and stainless steel pyramid style extractor unit. Integrated fridge freezer. Recess and plumbing for automatic washing machine and tumble dryer. Open ended corner displays. Glazed display cabinet. Complementary wall tiling. Larder cupboard. Breakfast bar. Ceramic tiled floor. Wine rack. PVC double glazed sliding doors to garden.



### FIRST FLOOR

#### LANDING

Gable side window. Access to partially floored roof space.

#### BEDROOM 1 12'0" x 11'7"

Laminate flooring



## **BEDROOM 2 12'0" x 9'9"**

Range of ceiling height built in sliderobes. Laminate flooring.

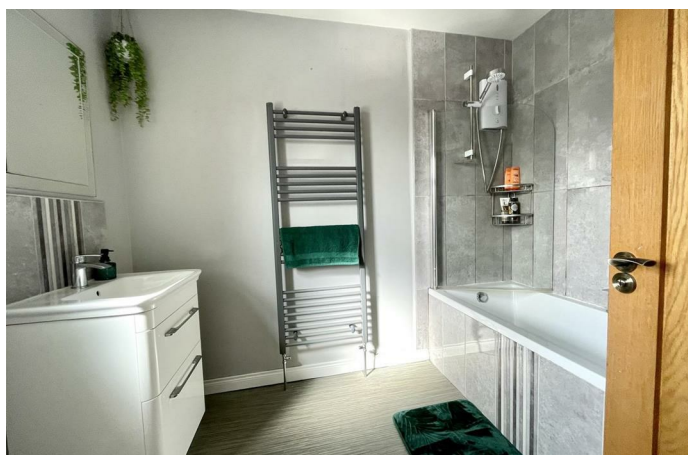


## **BEDROOM 3 9'7" x 8'5"**

Built in wardrobe. Laminate flooring.

## **MODERN BATHROOM**


De luxe three piece suite comprising tiled bath with centred mixer tap and electric shower over, fixed shower screen, low flush w.c. and wash hand basin housed in vanity unit with monobloc tap. Complementary wall tiling. Heated towel rail.



## **OUTSIDE**

Spacious corner site located within the popular Huntingdale development, off Doagh Road just outside Ballyclare. Extensive kerbed and gravel driveway with parking forecourt and gable side parking bay. Enclosed garden in lawn with surround perimeter fencing. Outside light. Housed oil fired central heating boiler. PVC oil tank. Raised patio area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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.**



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T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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