

# 51 Huntingdale Green, Ballyclare, BT39 9FL



- Modern Townhouse
- 3 Bedrooms/ 1 Reception
- Popular Established Residential Location
- Private Parking Forecourt
- Open Plan Kitchen With Living/ Dining Aspect
- Deluxe Four Piece Family Bathroom
- PVC Double Glazed Windows/ Gas Central Heating
- Excellent First Time Buy
- Furnished Ground Floor Cloakroom
- Private Enclosed Garden To Rear

**PRICE Offers Over £149,950**

*Beautifully presented throughout this spacious 3 bedroom family home enjoys a well planned living layout incorporating an open plan recently installed shaker kitchen with living/ dining aspect, a deluxe four piece family bathroom and a private enclosed garden to rear. 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

Front door with double glazed side screens into:-

#### WELL PRESENTED ENTRANCE HALL

Tiled floor.

#### FURNISHED CLOAKROOM

Comprising button flush w.c. and pedestal wash had basin. Feature painted half panelled walls.

#### LOUNGE 13'8" x 11'6"

Inglenook style fireplace with cast iron wood burning stove on slate hearth. Exposed hardwood flooring. Dual window aspect.

#### OPEN PLAN KITCHEN/ DINING WITH STUDY SPACE 20'4" x 11'0"

Equipped with a range of high and low level shaker units in contrasting colours. Single drainer stainless steel sink unit with swan neck tap. Integrated oven with 4 ring gas hob and overhead extractor fan housed in stainless steel canopy. Plumbed for washing machine and dishwasher. Tiled floor. Part tiled walls. Dining aspect with casual study area. Twin fixed storage cupboards and fixed computer bench. Sliding double glazed patio doors to gardens.

### FIRST FLOOR

#### LANDING

Feature half panelled painted walls.

#### BEDROOM 1 10'6" x 11'4"

Light oak effect laminate flooring. Built in open storage units with hanging space and box shelving.

#### BEDROOM 2 9'7" x 10'6"

Oak effect laminate flooring. Built in twin fitted modern double wardrobes.

#### BEDROOM 3 8'6" x 6'8"

Laminate floor. Built in walk in storage cupboard.

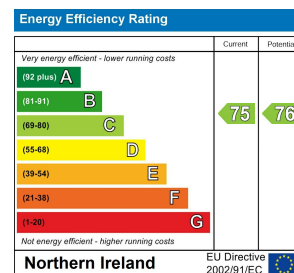
#### DELUXE MODERN FOUR PIECE FAMILY BATHROOM

Comprising button flush w.c, wash hand basin in modern vanity unit with monobloc tap, panelled bath with shower attachment and corner shower enclosure with drench style shower and hand shower attachment. Tiled effect PVC panelled walls.

### OUTSIDE

Private parking forecourt for two cars to front.

Private enclosed garden to rear in lawn screened by perimeter fence in part lawn and raised walkway to patio area.



#### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**



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.