

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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.



T: 028 9318 0002
Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

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