

28 Huntingdale Green, Ballyclare, BT39 9FL



- Semi Detached Chalet Villa
- 4/5 Bedrooms
- 2/3 Receptions
- Highly Popular Established Development
- Quality Oak Shaker Kitchen
- Ground Floor Family Bathroom
- First Floor Modern Shower Room
- Detached Garage Plus Car Port
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Private Enclosed Garden To Rear

PRICE Offers Around £199,950

Positioned within the popular established Huntingdale Development. This spacious semi detached chalet villa enjoys a versatile flexible living layout comprising 4/5 bedroom, 2/3 receptions, quality oak shaker fitted kitchen with centre island and modern bathrooms on the ground floor and first floors. Externally there is a detached garage with covered car port 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

Composite front door into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

LOUNGE 14'4" x 11'6"

Attractive cast iron horseshoe style fireplace with wooden surround and slate hearth. Dual window aspect. Hardwood exposed flooring.

LIVING ROOM 10'6" x 9'4"

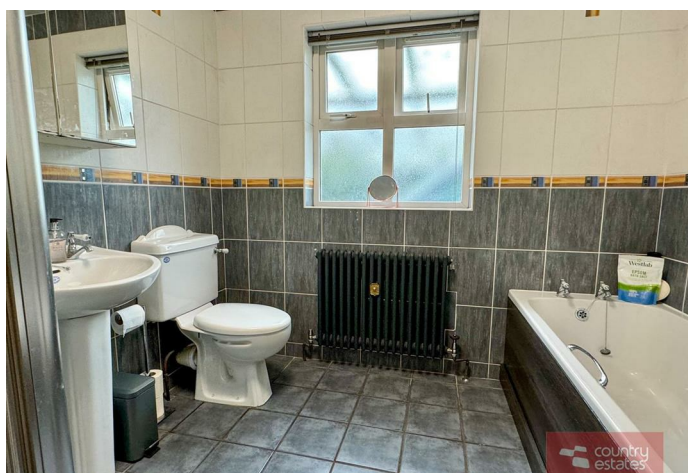
Or bedroom 4.

MODERN FOUR PIECE FAMILY BATHROOM

Comprising panelled bath, low flush w.c, pedestal wash hand basin and shower enclosure. Fully tiled walls. Tiled floor.

FAMILY ROOM 12'2" x 9'6"

Or bedroom 5 if required. Oak effect laminate floor. Double glazed French doors to garden.

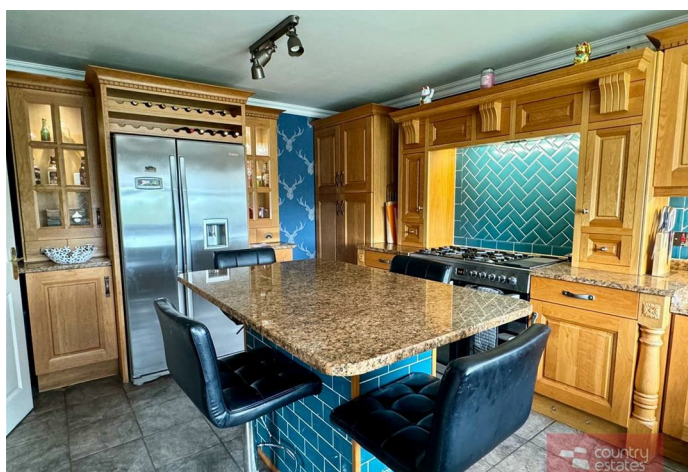


LUXURY OAK SHAKER KITCHEN 16'3" x 11'3"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting granite worksurfaces. Fixed centre island with breakfast bar style return for casual dining. Space for free standing range style cooker. Integrated dish washer. Fixed welsh dresser with glass display cabinets, wine rack and space for free standing fridge/ freezer. Jawbox sink. Metro brick tiled walls in herringbone style. Tiled floor.

UTILITY ROOM 7'9" x 6'3"

Fitted with a range of high and low level modern units in beech effect finish. Single drainer stainless steel sink unit. Plumbed for washing machine. PVC double glazed door to garden.



FIRST FLOOR

BEDROOM 1 14'6" x 11'6"

Quality laminate flooring. Access to undereaves storage. Velux style window.

WALK IN WARDROBE

BEDROOM 2 12'4" x 9'3"

Laminate flooring.

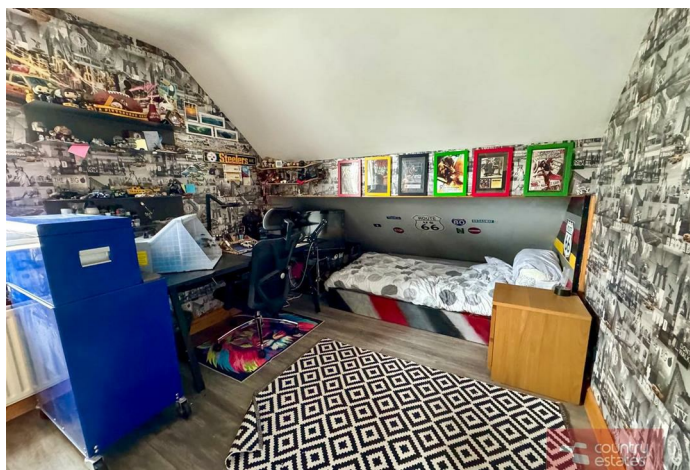


BEDROOM 3 10'9" x 9'3"

Laminate flooring.

MODERN SHOWER ROOM

Comprising button flush w.c, pedestal wash hand basin and quarter rounded shower cubicle. Porcelain tiled floor. Complementary wall tiling.



OUTSIDE


Neat garden to front in lawn.

Driveway to side leading to:-

COVERED CAR PORT AND DETACHED GARAGE 18'2" x 10'3"

With roller shutter door. Power and light.

Private enclosed garden to rear in lawn screened by perimeter fence. Part laid patio and walkway.

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



You Talk. We Listen.

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

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