

info@country-estates.com

www.country-estates.com

# 16 Huntingdale, Ballyclare, BT39 9XB







- **Impressive Detached Chalet Villa**
- 4 Bedrooms
- 3+ Receptions
- Cul De Sac Position/ Open Aspect To Front
- Ground Floor Bathroom/First Floor Bathroom
- Integral Garage With Parking Forecourt
- PVC Double Glazing, Fascias And External Doors
- · Quality Oak Shaker Fitted Kitchen
- Popular Established Development
- Sun Lounge Extension/ Ground Floor Study



# PRICE Offers Around £238,950

Positioned within an established popular development in a quiet cul de sac enjoying an open aspect. This spacious detached chalet villa boasts a flexible living layout incorporating 4 bedrooms, 3 receptions, study and two bathrooms. Well presented throughout this home will ideally suit the buyer searching for a detached home at a realistic price. An early viewing is recommended.

#### > Rentals > Mortgages **New Homes** > **Commercial** > Sales

**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 double glazed front door with double glazed side screen into:-

#### SPACIOUS ENTRANCE HALL

Chinese slate tiled floor extending into kitchen.

# LOUNGE 19'6" x 12'7"

Into box bay window. Attractive modern granite fireplace with matching hearth and beech surround. Light oak effect laminate floor. Twin French doors into:-





# **DINING ROOM 11'4" x 10'1"**

Light oak effect laminate floor. Sliding double glazed door to:-

#### **SUN LOUNGE 10'9" x 10'6"**

Tiled floor. Feature pine panelled ceiling. Recessed low voltage lighting. PVC double glazed door to patio and garden.





#### SHAKER KITCHEN 13'3" x 10'0"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven with 5 ring gas hob with stainless steel splashback and overhead extractor fan housed in stainless steel canopy with glass hood. Plumbed for dishwasher. Plumbed for washing machine. Fixed Welsh dresser with twin glass display cabinets and 2 tier fixed wicker baskets. PVC double glazed door to garden and patio area.

# **FAMILY ROOM 12'8" x 10'1"**

Or Bedroom 3.





STUDY 10'0" x 8'0"

Laminate flooring.

# BEDROOM 4 13'4" x 9'0"

Plus box bay window.





# **FAMILY BATHROOM**

Comprising panelled bath with fixed shower screen and shower attachment, button flush w.c. and pedestal wash hand basin. Tiled floor. Part tiled walls.

# FIRST FLOOR

# SPACIOUS OPEN GALLERY STYLE LANDING

Suitable for study area. Large shelved hot press and access to undereaves storage.

# BEDROOM 1 18'6" x 11'4"

Velux window. Dual window aspect.

# BEDROOM 2 18'4" x 12'7"





#### MODERN SHOWER ROOM

Comprising pedestal wash hand basin with monobloc tap, button flush w.c. and fully tiled shower enclosure. Complementary wall tiling and tiled floor. Velux window.

#### **OUTSIDE**

Net garden to front in lawn.

Driveway to side and parking forecourt.

#### INTEGRAL GARAGE 19'6" x 9'3"

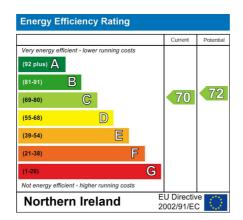
Up and over door. Power and light.

Private enclosed garden to rear in lawn screened by perimeter fence.

Paved patio area and walkway. Corner fixed decked area perfect for family barbeques.







#### 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

