

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.

> 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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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.



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