

## 2 Huntingdale Way, Ballyclare, BT39 9YZ



- **Modern Semi Detached**
- **3 Bedrooms**
- **1+ Reception**
- **Shaker Fitted Kitchen With Open Plan Dining Area**
- **Recently Installed Luxury 4 Piece Bathroom Suite**
- **Positioned In Select Cul-De-Sac**
- **Private South Facing Garden**
- **Excellent First Time Buy**
- **PVC Double Glazed Windows**
- **Oil Fired Central Heating**

**PRICE Offers Over £158,950**

*Positioned in a quiet select cul-de-sac within the highly regarded established Huntingdale development. This well presented 3 bedroom semi detached family home enjoys a well planned living layout comprising of 3 bedrooms, 1+ receptions, Open plan modern kitchen with casual living / dining aspect and a recently installed 4 piece contemporary bathroom suite. Externally there are private enclosed gardens and private driveway for off street parking. Other benefits include PVC double glazing & oil fired central heating. Perfect for the first time buyer an early viewing is advised.*

**> 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

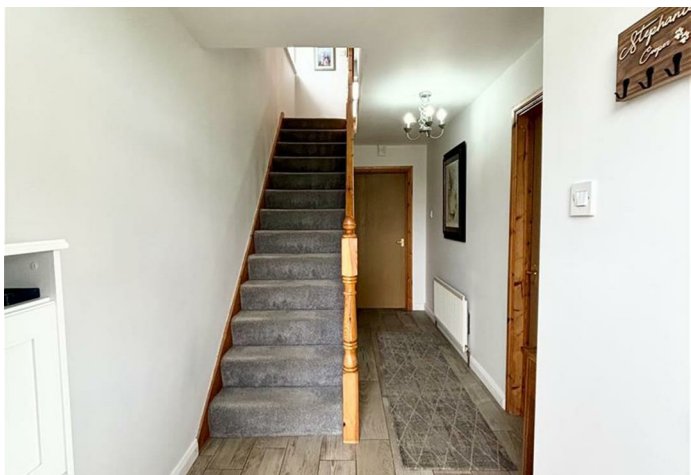
### GROUND FLOOR

#### ENTRANCE HALL

Wood effect tiled floor extending through to Kitchen / dining area. Access to stairwell to first floor. Understair storage cupboard.

#### LIVING ROOM 16 x 11'7

Laminate floor. Inglenook style feature fireplace with polished granite hearth.



#### OPEN PLAN KITCHEN/LIVING/DINING 18'5 x 12'2

At widest points. Equipped with a comprehensive range of high & Low level Shaker style fitted units with contrasting work surfaces. Marble effect splash back tiles. Single drainer 'Reginox Harlem' colour coded black sink with Swan neck mixer tap with flexible hose attachment . A range of Integrated appliances including fridge/freezer, oven, 4 ring electric hob and stainless steel chimney extractor fan. Double glazed sliding patio doors to rear garden. Back door.



### FIRST FLOOR

#### LANDING

With gable side window. Access to partially floored loft.

#### BEDROOM 1 11'9 x 10'1

#### BEDROOM 2 13'3 x 8'7

Laminate floor.

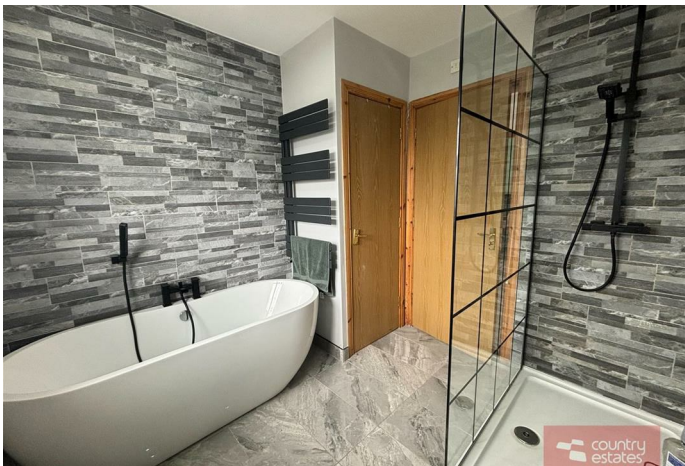


### **BEDROOM 3 9'7 x 8'7**

At widest points. Presently used as home office. Laminate floor.

### **CONTEMPORARY 4 PIECE FAMILY BATHROOM**

Recently installed luxury bathroom comprising freestanding bath with hand shower attachment, button flush w.c. floating modern vanity unit with mixer tap and fixed LED overhead mirror. Large open shower enclosure with full height fixed shower screen and drench style shower and hand attachment. Complimentary wall tiling. Tiled floor.




### **OUTSIDE**

Large garden to front laid in lawn, private driveway to side for off street parking.

Private South facing garden to rear laid in lawn screened by perimeter fence.

Oil fired central heating boiler (housed) and PVC oil storage tank.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	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.

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 Fiona.hannah@themortgageshop.net

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