

14 Huntingdale Way, Ballyclare, BT39 9YZ



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- 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
- Gas Central Heating

PRICE Offers Over £159,950

Positioned in a quiet select cul-de-sac within the highly regarded established Huntingdale development. This beautifully 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 searching for a home with a 'turnkey' style finish and high specification throughout at a realistic price. 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

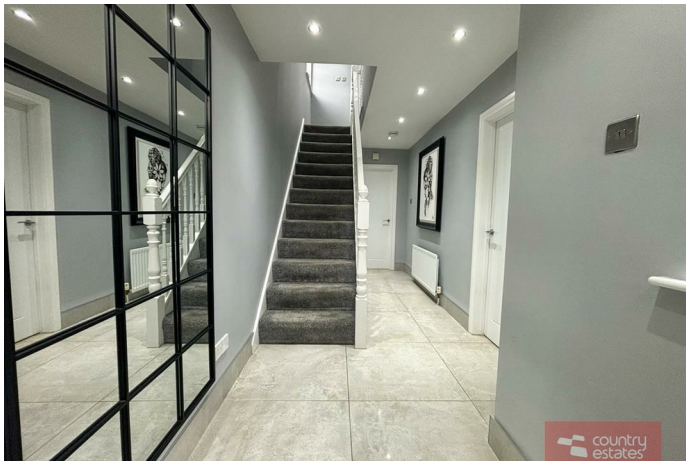
Composite front door into:-

ENTRANCE HALL

Tiled floor extending through ground floor. Access to stairwell to first floor. Understair storage cupboard. Recessed spot lights.

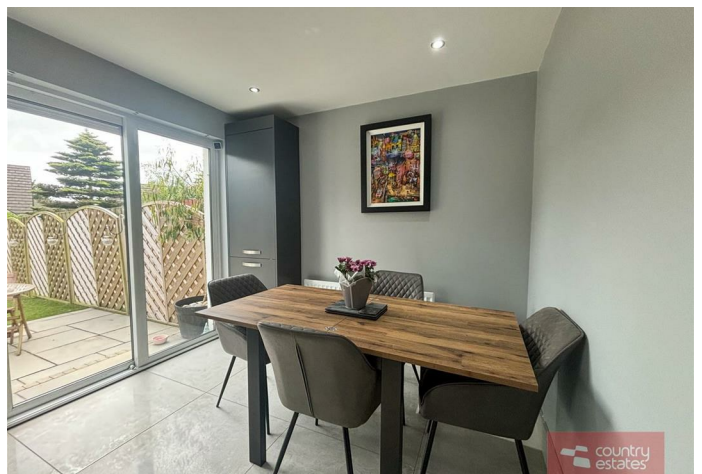
LIVING ROOM 16'6 x 11'7

Ingenook style feature fireplace with granite hearth, inlaid cast iron multi fuel stove with wooden beam mantel. Recessed spot lights.



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

At widest points. Equipped with a comprehensive range of high & low level fitted units in contrasting colours and complimentary work surfaces and upstand. Inlaid stainless steel sink with mixer tap. A range of integrated appliances including fridge/freezer, dishwasher, eye level oven, 4 ring electric hob and concealed overhead extractor. Double glazed sliding patio doors to rear garden. Recessed spot lights.



FIRST FLOOR

LANDING

With gable side window. Access to partially floored loft.

BEDROOM 1 11'9 x 10'1

Built in sliderobes. Laminate floor. Recessed spot lights.

BEDROOM 2 13'3 x 8'7

Laminate floor. Recessed spot lights.



BEDROOM 3 9'7 x 8'7

At widest points. Presently used as home office. Storage cupboard.

CONTEMPORARY 4 PIECE FAMILY BATHROOM

Recently installed luxury bathroom comprising freestanding bath with hand shower attachment, button flush w.c., modern vanity unit with mixer tap. Quarter rounded shower enclosure and drench style shower with hand attachment. Full tiled walls. Tiled floor. Spot lights.



OUTSIDE

Large garden to front laid in lawn, private driveway to side for off street parking. Wired for electric charging port. Private South facing hard landscaped garden to rear laid in artificial grass screened by perimeter fence. Paved patio area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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.



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.

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