

# 12 Hansons Hall Park, Ballyclare, BT39 9YG



**PRICE Offers Over £195,000**

*Positioned within the well regarded Hansons Hall development. This recently constructed modern semi detached offers an excellent opportunity to purchase a contemporary home with a turnkey style finish at a realistic price. Perfect for the buyer searching for a 'new home' without the wait. Externally there is a private driveway suitable for a number of vehicles and private enclosed garden to rear with paved patio and walkway. An early viewing is recommended to avoid disappointment.*

**> 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

- **Modern Semi Detached**
  - **3 Bedrooms**
  - **1+ Reception**
- **Select Contemporary Development**
- **Luxury Open Plan Shaker Kitchen/ Dining**
- **Master Bedroom With Deluxe En Suite**
  - **Modern Family Bathroom**
- **Private Enclosed Garden To Rear**
- **PVC Double Glazed Windows/ Gas Heating**

## **ACCOMMODATION**

### **GROUND FLOOR**

Front door into:-

#### **WELL PRESENTED SPACIOUS ENTRANCE HALL**

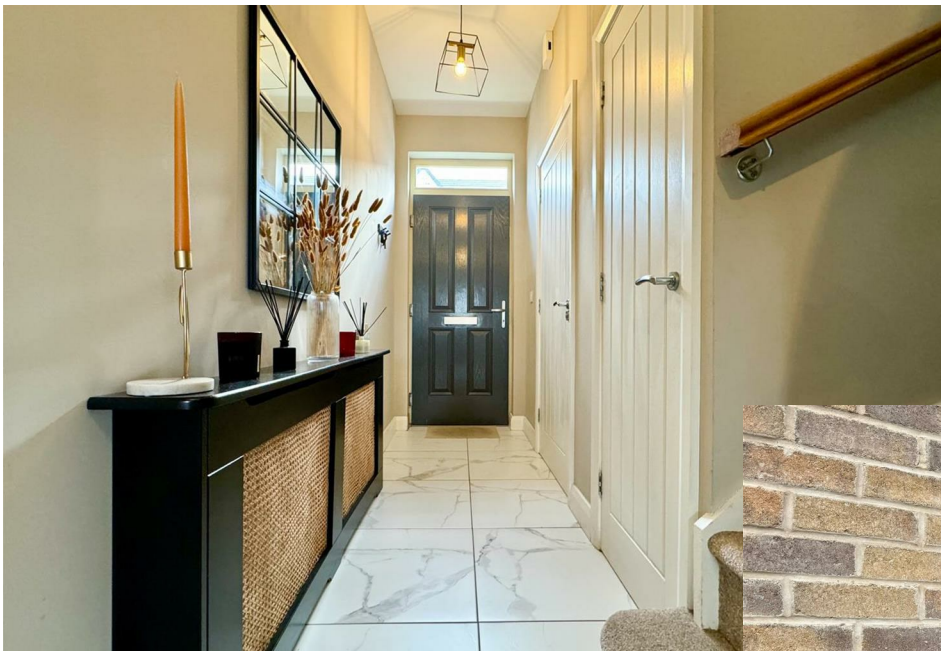
Tiled floor extending through to open plan kitchen/ dining.

#### **FURNISHED CLOAKROOM**

Comprising button flush w.c and pedestal wash hand basin with monobloc tap with tiled splashback.

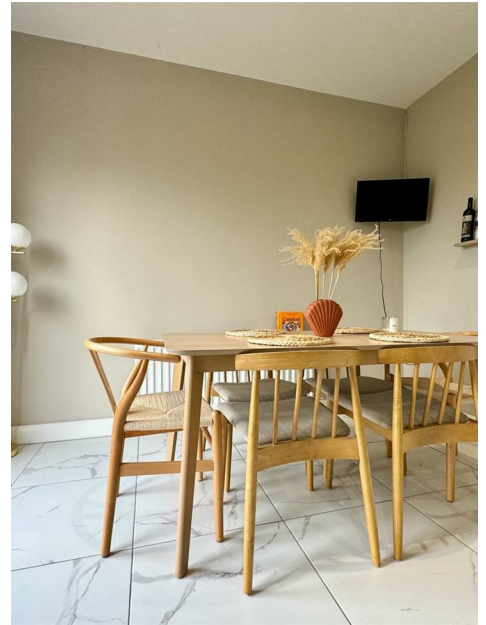
#### **LOUNGE 15'7" x 12'2"**

Quality Herringbone laminate flooring.



## OPEN PLAN SHAKER KITCHEN/ DINING AREA 18'9" x 13'3"

Equipped with a comprehensive range of high and low level fitted shaker style units in Oxford blue finish with contrasting wood effect work surfaces. Larder cupboard. Inlaid single drainer stainless steel sink unit with monobloc tap. A host of integrated appliances including under oven with 4 ring hob, overhead extractor fan housed in stainless steel canopy, fridge/ freezer and dishwasher. Part tiled walls in metro brick style finish. Tiled floor. Twin PVC double glazed French doors to gardens and patio.



## FIRST FLOOR

### BEDROOM 1 12'3" x 11'9"

#### MODERN EN SUITE

Comprising button flush w.c, semi pedestal wash hand basin with feature tiled accent panel and fully tiled shower enclosure with drench style shower and shower attachment. Tiled floor.



### BEDROOM 2 11'7" x 10'6"

### BEDROOM 3 8'8" x 7'8"

Presently used as dressing room. Built in wardrobe.



## MODERN FAMILY BATHROOM

Comprising panelled bath with tiled splashback, semi pedestal wash hand basin with tiled accent panel and monobloc tap and button flush w.c. Tiled floor. Velux style window.

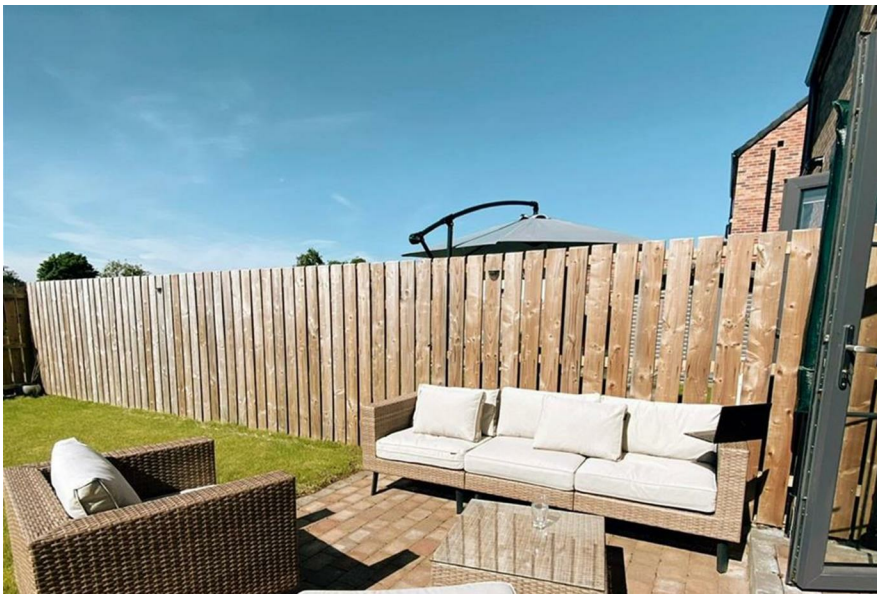


## OUTSIDE

Neat garden to front.

Driveway to side for off street parking.

Private enclosed garden to rear in lawn screened by perimeter fence with part paved walkway and patio area.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



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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