

# 6 Huntingdale Way, Ballyclare, BT39 9YZ



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Open Plan Shaker Kitchen / Living / Dining Aspect
- Contemporary De Luxe 4 Piece Bathroom Suite
- Private Enclosed Garden To Rear
- Private Driveway With Ample Parking
- Cul De Sac Position / Excellent First Time Buy
- PVC Double Glazed Windows
- Oil Fired Central Heating

**PRICE Offers Over £174,950**

*Positioned within a quiet cul de sac in the established Huntingdale development just off Doagh Road, Ballyclare. This superb 3 Bedroom modern semi detached has been recently modernised by the present vendors incorporating a contemporary open plan shaker kitchen with living / dining aspect, luxury 4 piece family bathroom and a spacious lounge. Externally there is a private enclosed rear garden with a driveway for off street parking. With a high level of interest expected 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

#### ENTRANCE

Hardwood front door into:-

#### ENTRANCE HALL

Grey coloured laminate flooring. Extending through to Kitchen / Dining area. Understairs storage cupboard.

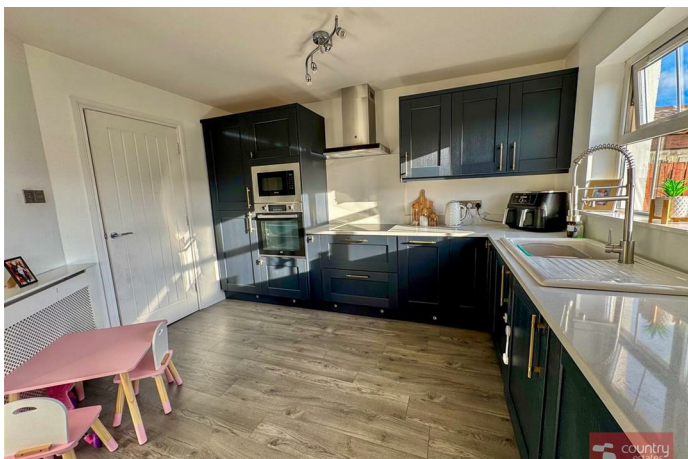
#### LOUNGE 16'0" x 11'9"

Attractive cast iron horse shoe style fireplace with solid wooden surround with slate hearth. Oak effect laminate flooring.



#### SUPERB SHAKER KITCHEN/ DINING AREA 18'8" x 11'9"

Equipped with a comprehensive range of high and low level shaker style fitted units in Oxford blue finish with contrasting granite worksurfaces and upstands. Single drainer co-ordinating sink with flexible hose mixer tap. A host of Integrated appliances including eye level oven, microwave, 4 ring hob, overhead extractor fan housed in stainless steel canopy, washing machine and fridge freezer. Double glazed patio doors accessing rear garden and deck. PVC double glazed sliding doors accessing rear patio area.



### FIRST FLOOR

#### LANDING

Gable side window. Access to partially floored roof space.

#### BEDROOM 1 13'8" x 12'0"

Built in double full height mirrored sliderobes. Oak effect laminate flooring.

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

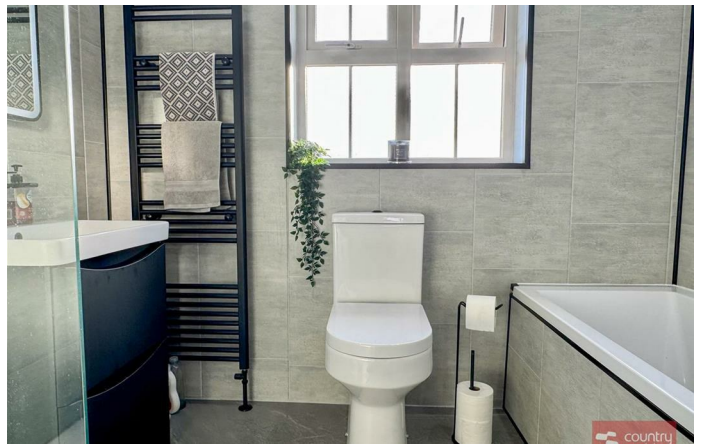


### **BEDROOM 3 8'7" x 8'0"**

At max. Built in wardrobe.

### **LUXURY BATHROOM**

Luxury 4 piece suite comprising open shower enclosure with full height glass screen, drench style shower and hand shower attachment. Panelled bath with mixer tap. Button flush w.c. Modern vanity unit in matt black finish with monobloc tap. Ceramic tiled floor. Chrome heated towel rail. PVC panelled ceiling. Tile effect PVC wall panelling. Recessed ceiling lights. Shelved hot press. Wall mounted mirror. Complimentary wall tiling.



### **OUTSIDE**

Front garden laid in neat lawn with border shrubbery.


Private enclosed rear garden laid in lawn with screening perimeter fencing. Rear timber decked patio area.

Surrounding shrubbery.

Brick built boiler house.

Outside light and water tap. PVC oil 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>	66	70
(55-68) <b>D</b>		
(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.**



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 Fiona.hannah@themortgageshop.net

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