

# 32 Hansons Hall Park, Ballyclare, BT39 9YG



- Modern Semi Detached
- 4 Bedrooms/ 1+ Reception
- Highly Regarded Modern Development
- Luxury Shaker Kitchen With Casual Dining Aspect
- Sun Lounge Extension To Rear
- Prime Extensive Corner Site
- Deluxe Modern Family Bathroom
- Deluxe En Suite Shower Room
- Utility Room/ Furnished Cloakroom
- Double Glazed Windows/ Gas Heating

**PRICE Offers Over £245,000**

*Situated within the popular Hansons Hall development. This 'Argory' house type enjoys a well planned living layout extending to 1382 sq ft comprising 4 bedrooms, luxury shaker kitchen with matching utility room, deluxe family bathroom and deluxe en suite shower room. Externally the property is positioned on an extensive corner site with a large private garden and private patio area screened to rear by open fields. An early viewing is highly 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

Front door into:-

#### SPACIOUS ENTRANCE HALL

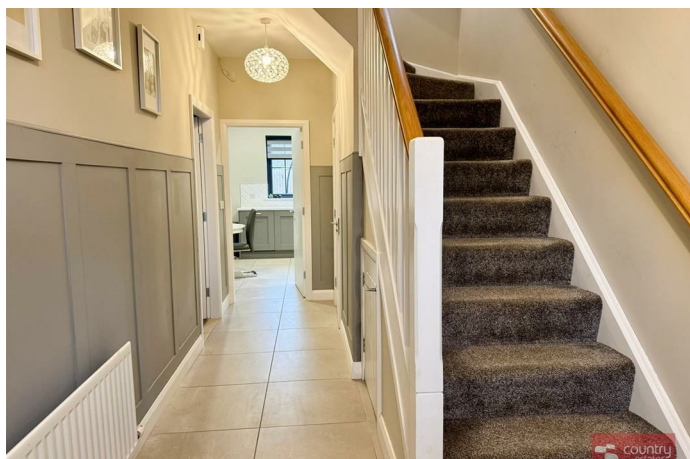
Well presented with feature painted panelled walls. Tiled floor. Understairs storage cupboard.

#### MODERN FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with tiled splashback and button flush w.c. Tiled floor.

#### LOUNGE 18'5" x 11'6"

Dual window aspect. Modern wall mounted electric fire. Recess for wall mounted TV (Not included).

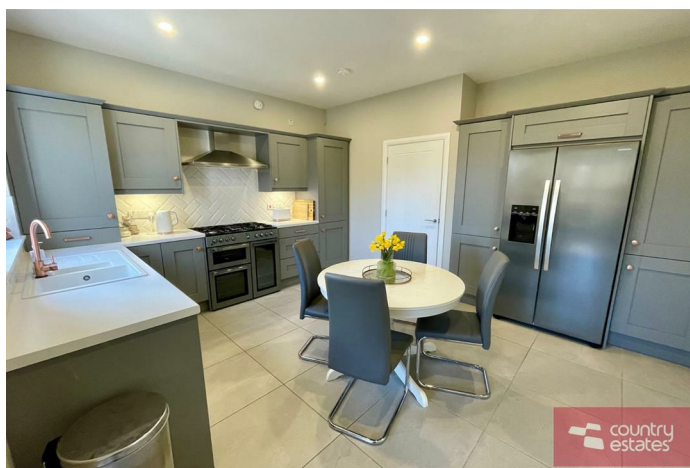


#### LUXURY KITCHEN WITH DINING ASPECT 14'10" x 13'6"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Co-ordinating single drainer sink unit with brushed copper swan neck mixer tap. Space for freestanding range style cooker. Overhead extractor fan housed in stainless steel canopy. Housing for free standing fridge/ freezer. Integrated dishwasher. Part tiled walls. Tiled floor. open plan into:-

#### SUN ROOM/ GARDEN ROOM 11'6" x 10'8"

Tiled floor. Views over garden. PVC double glazed door to garden and patio area.



#### UTILITY ROOM 13'6" x 3'9"

Fitted with a range of matching shaker units. Plumbed for washing machine. Tiled floor.

### FIRST FLOOR

#### BEDROOM 1 14'2" x 9'5"

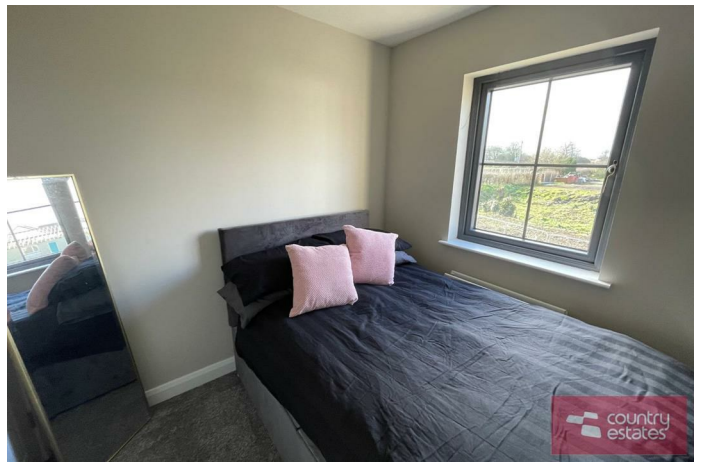
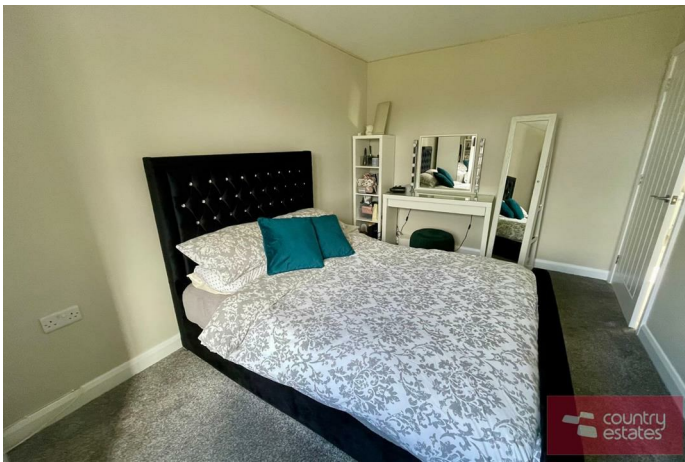
#### DELUXE EN SUITE

Comprising semi pedestal wash hand basin with tiled accent panel, button flush w.c. and large shower enclosure with waterproof PVC panelling.



**BEDROOM 2 14'1" x 9'5"**

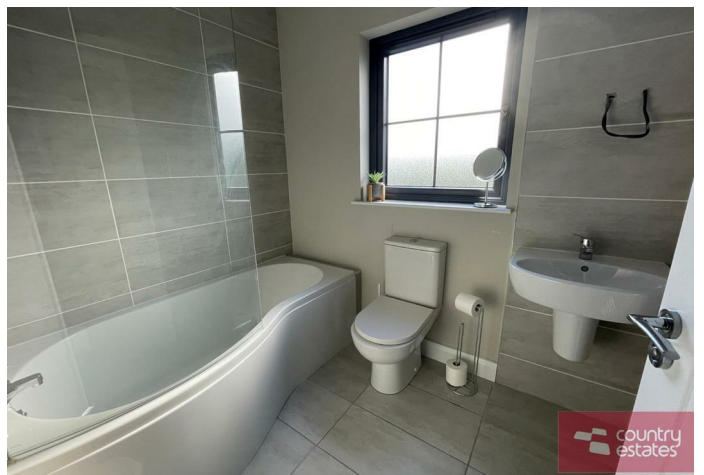
**BEDROOM 3 9'5" x 8'1"**



**BEDROOM 4 9'5" x 8'8"**

**DELUXE FAMILY BATHROOM**

Comprising offset modern bath with fixed curved shower screen, button flush w.c. and semi pedestal wash hand basin with tiled accent panel.



**OUTSIDE**

Neat garden to front and large garden to side in lawn.

Driveway to side with ample parking.

Large private enclosed garden to rear screened by perimeter fence with part paved patio area.

Views over Sixmile river and fields to rear.



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>	<b>78</b>	<b>78</b>
(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.**



You Talk. We Listen.

T: 028 9318 0002  
 Fiona.hannah@themortgageshop.net

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