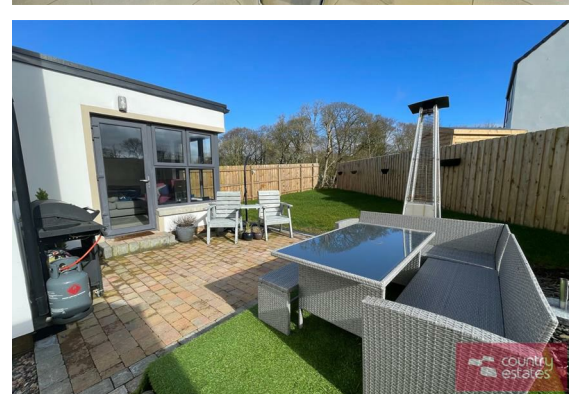


32 Hansons Hall Park, Ballyclare, BT39 9YG



- 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

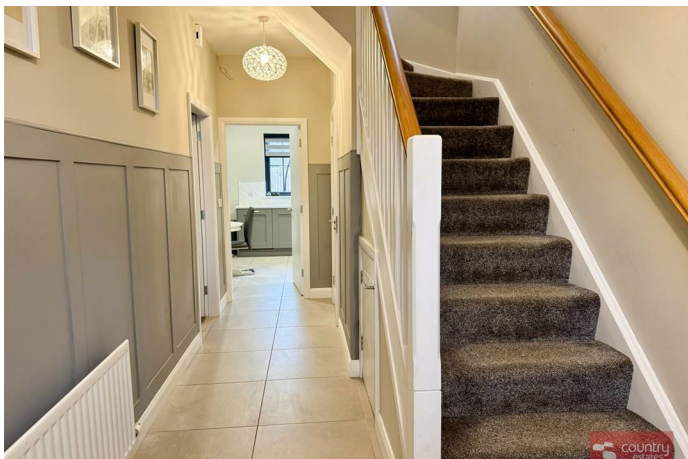
Well presented with feature painted panelled walls. Tiled floor. Understairs storage cupboard.

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).

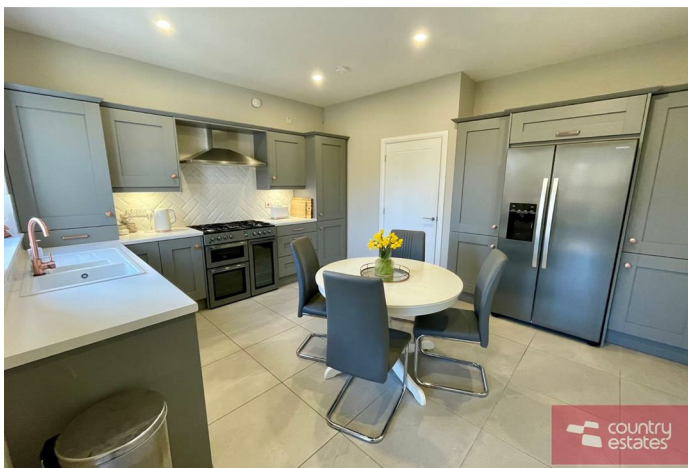


LUXURY KITCHEN WITH DINING ASPECT 14'10" x 13'6"

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"



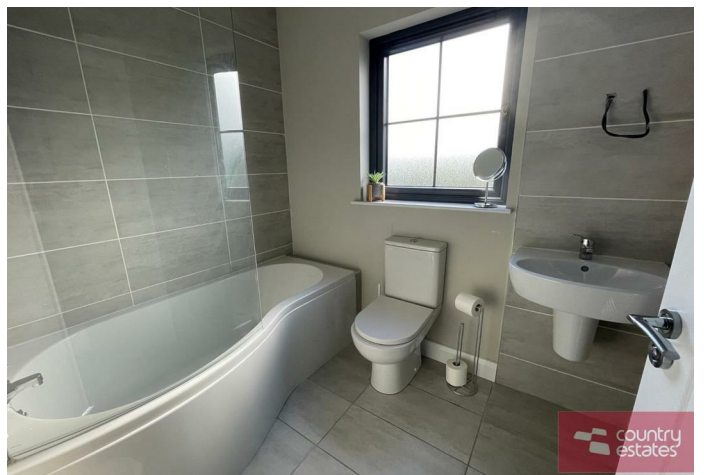
BEDROOM 3 9'5" x 8'1"



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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.



The Mortgage Shop

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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Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

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