

## 23 Huntingdale Manor, Ballyclare, BT39 9XZ



- Attractive Detached Chalet Villa
- 4/3 Bedrooms
- 2/3 Receptions
- Established Residential Development
- Quality Oak Fitted Kitchen With Separate Utility
- Ground Floor Family Bathroom
- First Floor Shower Room
- Integral Garage
- Hardwood Double Glazed Windows
- Prime Enclosed Corner Site

**PRICE Offers Over £240,000**

*Positioned within the established Huntingdale development on a prime corner site within a quiet cul de sac. This attractive detached chalet villa enjoys a flexible living layout incorporating 4 or 3 bedrooms, 2 or 3 receptions, kitchen with separate utility and bathrooms on ground and first floor. This property provides the family with a perfect opportunity to purchase a spacious detached family home 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  
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**Glengormley**  
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BT36 5EU  
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## ACCOMMODATION

### GROUND FLOOR

Hardwood front door with glass side screens into:-

#### SPACIOUS ENTRANCE HALL

Stairwell leading to first floor. Understair storage.

#### LOUNGE 15'4" x 12'8"

Tiled hearth with electric fire insert. Fixed wall lighting.

#### KITCHEN 11'8" x 12'7"

Equipped with a comprehensive range of high and low level hardwood units with contrasting work surfaces. Single drainer inlaid stainless steel sink with mixer tap. Range of appliances including fridge, dishwasher, cooker and microwave. Glass display cabinet. Under unit lighting. Part tiled walls. Tiled floor.



#### UTILITY ROOM 10'4" x 9'9"

Equipped with a range of low level units. Single drainer stainless steel sink unit with mixer tap. Space for washing machine. Space for tumble dryer. Part tiled walls. Fully tiled floor. Hardwood door to rear. Door into:-

#### GARAGE 17'4" x 10'4"

Power and light. Electric door. Housing for oil boiler.

#### FAMILY ROOM 12'8" x 9'1"

Double glass doors leading to:-

#### LEAN TO SINGLE GLAZED CONSERVATORY 12'0" x 7'4"

Fixed wall light. Fully tiled floor. Single glazed windows. Sliding glass door leading to rear garden.



#### DINING ROOM OR BEDROOM 4 11'8" x 12'6"

At widest point.



## **BEDROOM 1 12'8" x 11'4"**

Dual window aspect.

## **THREE PIECE BATHROOM SUITE**

Comprising wood effect floating vanity unit with storage and mixer tap with tiled splashback, fully enclosed shower unit with wall panelling and thermostatically controlled overhead shower and push button WC. Heated towel rail. Tiled floor.



## **FIRST FLOOR**

### **LANDING**

Large shelved hotpress.

### **BEDROOM 2 12'8" x 14'10"**

Undereaves storage.

### **BEDROOM 3 14'4" x 12'8"**

Velux window. Undereaves storage.

## **SHOWER ROOM**

Comprising pedestal wash hand basin with mixer tap and tiled splashback, pull down flush WC, shower unit with thermostatically controlled overhead shower and glass screen. Velux window.



## **OUTSIDE**

Neat well maintained garden to front and side in lawn.

Driveway to side with additional parking bay to gable end.

Private enclosed garden to rear in lawn screened by perimeter fence.

Part paved patio.



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>		
(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.

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