



2 Hansons Hall Park, Ballyclare, BT39 9YG

- Detached Family Home
- Kitchen With Informal Dining Area
- Family Bathroom; En Suite Shower Room
- Private Driveway
- Convenient Location

- Four Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Well Presented Throughout

Offers Over £279,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door. Tiled floor. Stairwell to first floor. Feature height ceiling, continuing throughout remainder of ground floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 18'8" x 11'7"

Cast iron, wood burning stove on slate hearth with stone clad featured wall. Twin windows to front elevation.



KITCHEN WITH INFORMAL DINING AREA 15'0" x 13'6"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with stainless steel extractor hood over. Integrated oven, larder fridge and dishwasher. Splashback tiling to walls. Tiled floor. Open arch leading to sun lounge.

UTILITY ROOM 12'0" x 3'11"

Range of fitted storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for under counter freezer. Gas fired central heating boiler housed within matching unit. Tiled floor.

SUN LOUNGE 15'2" x 10'9"

Cast iron, wood burning stove on granite hearth, with stone clad feature wall. Tiled floor. PVC double glazed French door leading to rear garden.

FIRST FLOOR

LANDING

Access to built in store and roof space.

PRINCIPAL BEDROOM 14'3" x 9'6"

EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully panelled, oversized shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 14'1" x 9'6"

BEDROOM 3 9'6" x 8'10"

Built in wardrobe/store.

BEDROOM 4 9'6" x 8'4"

FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Splashback tiling to walls. Tiled floor.

EXTERNAL

Front and side gardens, finished in lawn and range of plants, trees and shrubbery.

Private driveway finished in decorative stone.

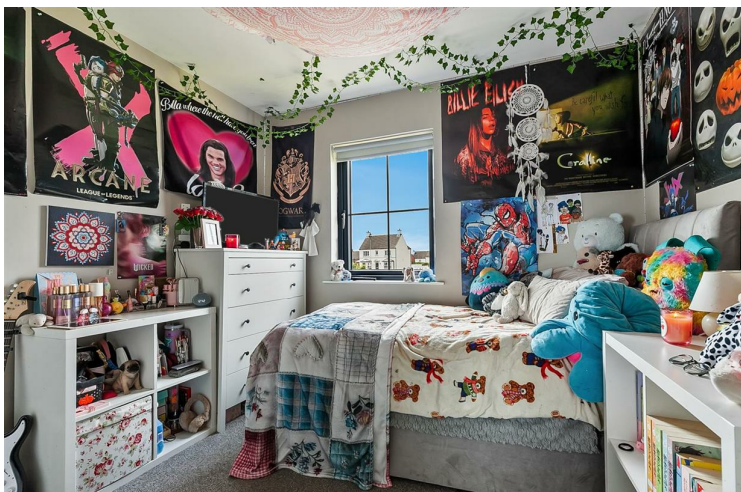
External lighting.

PVC fascia.

Fully enclosed rear garden finished in lawn and brick pavior.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



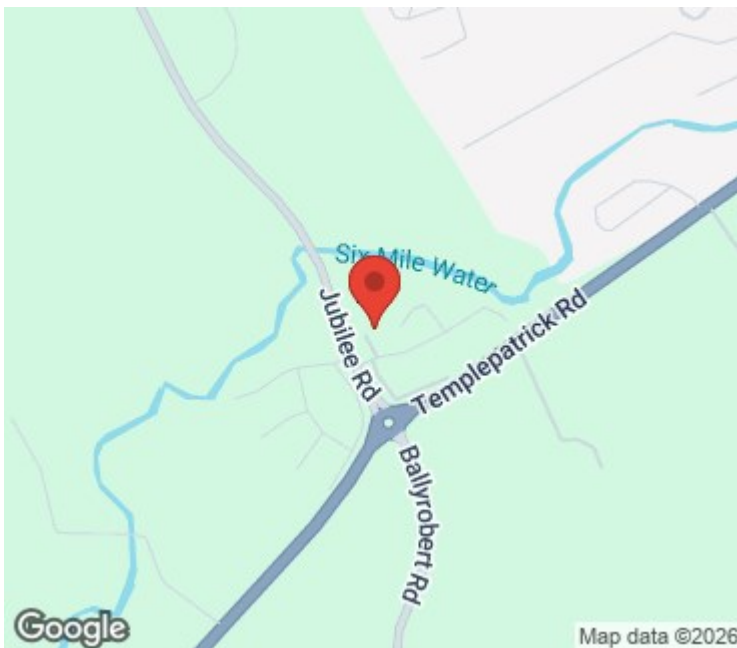
Well presented, four bedroom/two+ reception, detached family home, situated within the recently constructed Hansons Hall development, Jubilee Road, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen with informal dining area, utility room, sun lounge, four bedrooms, including principal en suite, and separate family bathroom.

Externally, the property enjoys private driveway, and gardens to front, side and rear, finished in lawn, brick pavior, and range of plants, trees and shrubbery.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early interest highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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