COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



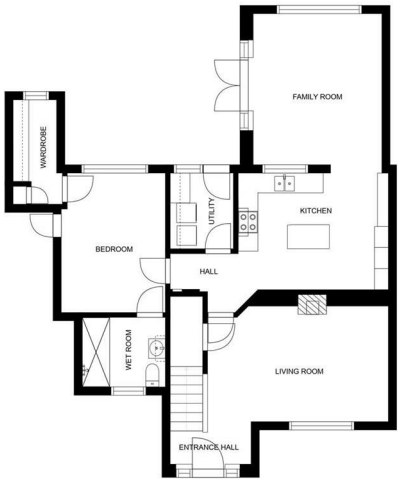
39 Huntingdale Green, Ballyclare, BT39 9FL

- Extended Detached Villa
- Lounge; Separate Sun Lounge
- Deluxe Bathroom With Four Piece Suite
- Study; Utility Room
- Large Fully Enclosed Rear Garden
- Five+ Bedrooms; Two With En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £219,950

EPC Rating C





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

39 Huntingdale Green, Ballyclare, BT39 9FL





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor. Open to:

LOUNGE 18'8" x 13'4"

Cast iron multi fuel burning stove on slate hearth. Slate clad chimney breast. Access to under stairs store.

KITCHEN WITH INFORMAL DINING AREA recess

Modern fitted kitchen with range of storage units with contrasting wood block effect melamine work surface. Matching island unit with breakfast bar area. Ceramic double sink unit. Space for range style oven with extractor hood over. Integrated fridge freezer, dishwasher and microwave oven. Tiled floor. Open arch to:

SUN LOUNGE 16'2" x 12'9"

Dual aspect windows. Wood laminate floor covering. PVC double glazed French doors to rear garden.



UTILITY ROOM 8'2" x 5'10"

Wood block work surface area. Plumbed for automatic washing machine. Space for tumble dryer. Hardwood double glazed door to rear garden.

GUEST BEDROOM 15'0" x 10'3"

Wood laminate floor covering. PVC door to side.

WALK IN WARDROBE widest points

WET ROOM STYLE EN SUITE SHOWER ROOM

Shower area with electric shower. Wash hand basin and WC (please note that the WC may be replaced for a standard WC prior to completion). Panelled ceiling. Fully panelled walls.

FIRST FLOOR

LANDING

Access to shelved store. Access to partially floored roof space with gas fired central heating boiler and slingsby style ladder.



PRINCIPAL BEDROOM 10'11" x 10'6"

View over landscaped green. Wood laminate floor covering.

EN SUITE SHOWER ROOM

White three piece suite comprising panelled shower, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Tiled floor.

BEDROOM 3 11'7" x 10'3"

WALK IN WARDROBE widest points

BEDROOM 4 widest points

Wood laminate floor covering.

BEDROOM 5 10'10" x 7'4"

STUDY 7'8" x 7'5"

Views over landscaped green. Wood laminate floor covering.



DELUXE BATHROOM

White four piece suite comprising tile encased bath, separate fully panelled shower enclosure, pedestal wash hand basin and WC. Power shower unit. Part tiling to walls.

EXTERNAL

Generous sized private driveway area finished in tarmac.
Large, fully enclosed rear garden finished in lawn, timber decking and shrubs.
External lighting.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



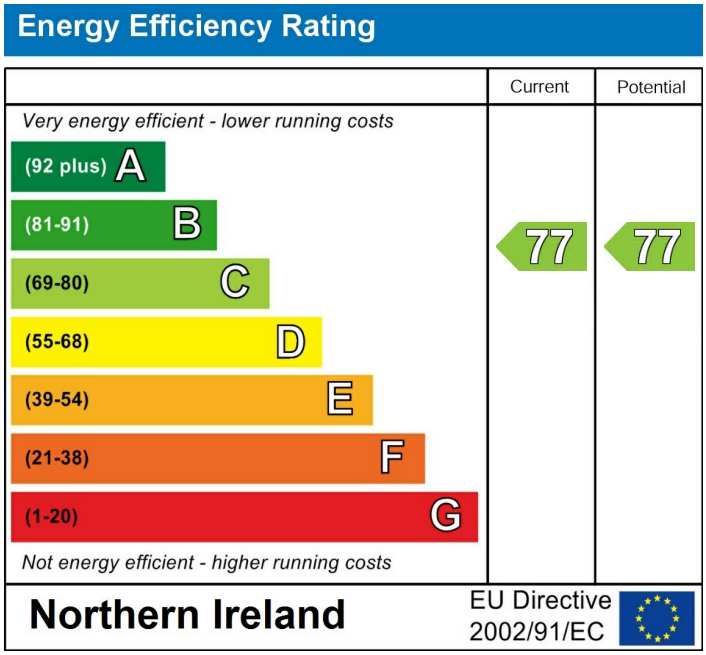


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, extended, five+ bedroom / two+ reception, detached villa with large fully enclosed rear garden, occupying a prime site within the popular Huntingdale development, situated off the Doagh Road, Ballyclare. The property comprises entrance porch, lounge with cast iron multi fuel burning stove, modern fitted kitchen with informal dining area, open arch leading into sun lounge, utility room, five well proportioned bedrooms, to include principal and guest bedrooms with en suite shower room, study, and deluxe bathroom with white four piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, and large, fully enclosed rear garden finished in lawn, timber decking and shrubs. Other attributes include gas fired central heating, PVC double glazing, and views over landscaped green. Early viewing highly recommended to avoid disappointment.





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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