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22 Huntingdale Manor, Ballyclare, BT39 9XZ

- Semi Detached Villa
- Lounge; Brick Inglenook Recess
- Deluxe Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Matching Detached Garage
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Gardens Front And Rear

Offers Over £179,950

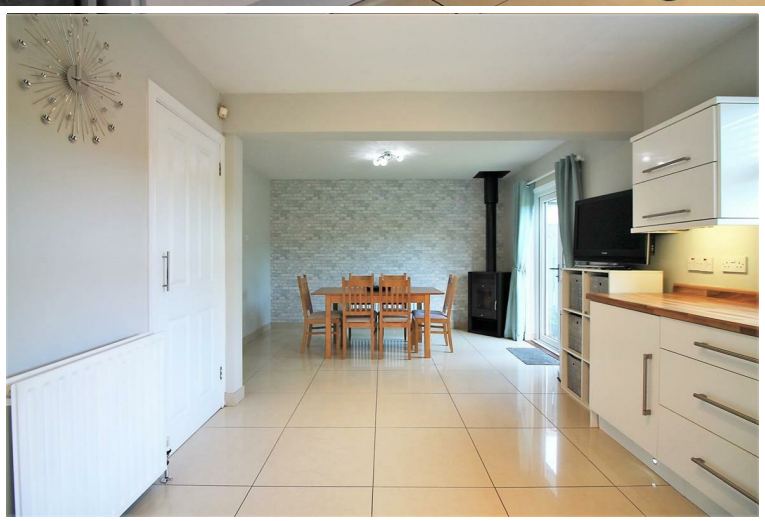
EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite triple glazed front door with PVC double glazed side screens. Timber flooring. Stairwell to first floor. Access to shelved cloakroom/store.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Half tiling to walls. Tiled floor.

LOUNGE 16'6" x 12'9"

Brick inglenook recess with sandstone surround and hearth. Picture window to front elevation. Timber flooring.



KITCHEN THROUGH DINING ROOM 22'7" x 12'5" (wps)

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point with glass splash back and stainless steel extractor hood over. Space for fridge freezer. Integrated dishwasher. Upstands to walls to match work surface. Recessed lighting to kickboards. Tiled floor. Access to shelved larder unit. Cast iron wood burning stove and PVC double glazed French doors to dining area.

UTILITY ROOM 9'5" x 6'8"

Range of fitted storage units, contrasting melamine work surface area, stainless steel sink unit with draining bay and plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed door to driveway.

FIRST FLOOR

LANDING

Access to hot press and roof space.



BEDROOM 1 13'5" x 12'10" (wps)

Bay window to front elevation. Wall to wall fitted wardrobes in mirror panelled sliding door. Wood laminate floor covering.

BEDROOM 2 13'5" x 9'4"

Wood laminate floor covering.

BEDROOM 3 12'9" x 10'0"

Wood laminate floor covering.

DELUXE BATHROOM

White four piece suite comprising tile encased bath, separate panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splash back tiling to walls. Tiled floor.

EXTERNAL

Low maintenance front garden with range of shrubs.
Generous sized private driveway finished in decorative stone.
External lighting.
Fully enclosed low maintenance rear garden finished in artificial grass, paved patio areas, timber decking, slate chippings and trees.
Outside tap.
PVC oil storage tank.



MATCHING DETACHED GARAGE 19'3" x 9'8"

PVC coated roller shutter door. Separate service door to rear garden. Power, light and oil fired central heating boiler.

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.

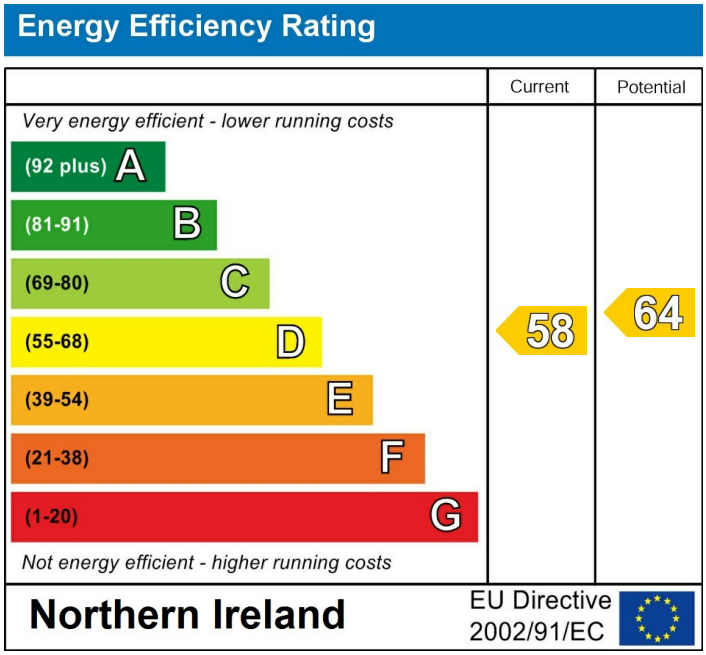






Immaculately presented, three bedroom, semi detached villa with generous sized private driveway, matching detached garage and fully enclosed low maintenance rear garden, located within the popular Huntingdale development, situated off Doagh Road, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with brick inglenook recess encompassing sandstone surround and hearth, kitchen through dining room with modern fitted kitchen, utility room, three well proportioned first floor bedrooms, and deluxe bathroom with contemporary four piece suite. Externally the property enjoys generous sized private driveway finished in decorative stone, matching detached garage, low maintenance front garden with range of shrubs, and fully enclosed low maintenance rear garden finished in artificial grass, paved patio areas, timber decking, slate chippings and trees. Other attributes include oil fired central heating and PVC double glazing. 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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