



19 Huntingdale Green, Ballyclare, BT39 9FL

- Detached Family Home
- Lounge; Gas Fire
- Utility Room
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Four Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Deluxe Family Bathroom
- Private Driveway
- Convenient Location

Offers Over £239,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite double glazed front door with PVC double glazed side screens. Stairwell to first floor. Access to under stairs store with gas fired central heating boiler.

#### LOUNGE 15'0" x 13'5"

Gas fire in granite fireplace with matching hearth and surround. Picture window to front elevation. Timber flooring.

#### KITCHEN THROUGH DINING ROOM 21'7" x 11'8" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting solid wood block work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen Neff hob with stainless steel extractor hood over. Integrated double ovens and dishwasher. Space for fridge freezer. Built in wine rack. Solid wood block upstands to walls. Tiled floor. PVC double glazed French doors leading to rear garden.



### **UTILITY ROOM 8'1" x 5'10"**

Range of fitted storage units with wood block effect melamine worktop. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Tiled floor. Composite double glazed door leading to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Positive air ventilation system. Access to shelved store. Access to roof space.

#### **PRINCIPAL BEDROOM 10'11" x 10'5"**

Timber flooring.

#### **DELUXE FULLY TILED EN SUITE SHOWER ROOM**

Contemporary, white three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Power shower unit. Chrome towel radiator.

#### **BEDROOM 2 10'10" x 10'5" (wps)**

#### **BEDROOM 3 10'10" x 7'2"**

#### **BEDROOM 4 7'8" x 7'3"**

#### **DELUXE FULLY TILED BATHROOM**

Contemporary, white three piece suite comprising shower panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Chrome towel radiator.

#### **EXTERNAL**

Generous sized private driveway finished in decorative stone.

Front garden finished in lawn.

External lighting.

fully enclosed rear garden finished in lawn, paved patio area, brick pavior and decorative stone.

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.





**Immaculately presented, four bedroom, detached home, situated within the popular Huntingdale development, Doagh Road, Ballyclare.**

**The property comprises entrance hall, lounge, kitchen through dining room, utility room, four bedrooms, to include principal en suite, and separate deluxe family bathroom.**


**Externally, the property enjoys private driveway, front garden, and fully enclosed rear garden, finished in lawn and paved patio area.**

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

**Early interest recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

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