

## HAMLET WALK, BALLYCLARE OFFERS OVER £259,950

Excellent detached property in a sought after area in Ballyclare.

Adaptable accommodation currently presented as two reception rooms, four bedrooms and integrated garage.

A mature good size site with generous size rooms.

The house has been modernised and presented to a very high standard.

Detached Home  
Lounge  
Family Room  
Kitchen / Dining Room  
Integral Garage  
Four bedrooms  
Master bedroom en suite  
Bathroom  
Tarmac Driveway  
Gardens to front and rear  
Close to schools and all local amenities  
Easy commute in all directions  
Close to new links to Belfast, Antrim and beyond

New windows  
Parking options: Off Street  
Garden details: Private Garden  
Electricity supply: Mains  
Heating: Oil  
Water supply: Mains  
Sewerage: Mains

### **Entrance hall**

Welcoming fresh bright hall with beautiful wooden flooring. Oak PVC front door with glazed side panels.

### **Lounge**

w: 3.57m x l: 4.81m (w: 11' 9" x l: 15' 9")

Matching wooden floor from hallway. Great size room. Inglenook fireplace with gas fire reset. Beam features on ceiling. Warm and relaxing room. Oak french doors to:

### **Family**

w: 2.97m x l: 3.28m (w: 9' 9" x l: 10' 9")

Laminate wood flooring and double French doors to rear garden.

### **Kitchen/diner**

w: 3.42m x l: 6.14m (w: 11' 3" x l: 20' 2")

Excellent range of high and low level gloss units. White sink with mixer taps. Four ring glass hob and ceramic under oven. Part tiled walls. Slate flooring. Dual aspect windows and door to rear garden. Plenty of worktop space and ample room for dining.

### **Garage**

w: 3.42m x l: 6.14m (w: 11' 3" x l: 20' 2")

Integral garage - Roller Shutter Door. Light and power. Oil boiler. Painted flooring and truss storage.

### **Landing**

access to attic

### **Master bedroom**

w: 3.22m x l: 6.08m (w: 10' 7" x l: 19' 11")

Great big room. Built in robes.

### **En-suite**

White suite comprising low flush WC. Pedestal wash hand basin. Panelled bath. Part panelled walls. Tiled flooring

### **Bedroom 2**

w: 4.06m x l: 2.9m (w: 13' 4" x l: 9' 6")

### **Bedroom 3**

w: 2.89m x l: 3.44m (w: 9' 6" x l: 11' 3")

Built in robes

### **Bedroom 4**

w: 2.74m x l: 2.68m (w: 9' x l: 8' 10")

Tarmac driveway to front with parking in front and also to the side of the garage. Attractive paving around the property. Front garden laid in lawn.

### **Rear Garden**

A good wide fully enclosed site with lawn, paved patio, stoned and decking areas. Established and mature. -perfect family space. Garden Shed.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.



















Floor 0



Floor 1



Floor 0



Floor 1



Approximate total area

100.00 m<sup>2</sup>

107.00 m<sup>2</sup>

Bedroom area

10.00 m<sup>2</sup>

10.00 m<sup>2</sup>

Approximate total area

100.00 m<sup>2</sup>

107.00 m<sup>2</sup>

Bedroom area

10.00 m<sup>2</sup>

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100.00 m<sup>2</sup>

107.00 m<sup>2</sup>

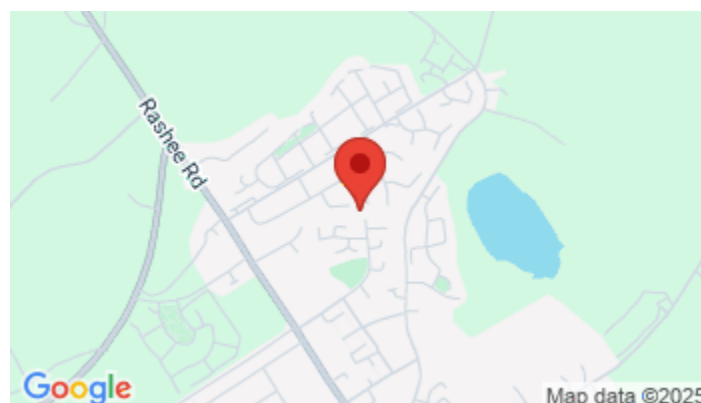
Bedroom area

10.00 m<sup>2</sup>

10.00 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		60	63
EU Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.