

simon**BRIEN**  
RESIDENTIAL

9 Hanson Hall Park,  
Ballyclare, BT39 9YG



Asking Price £220,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Beautifully Presented Recently Constructed Semi-Detached Home.
- Living Room.
- Luxury Kitchen With Integrated Appliances / Dining Area Open Plan to.
- Sun Room With Double Doors To Patio Area.
- Three Bedrooms Including Master With Ensuite Shower Room.
- Luxury Bathroom / Ground Floor WC.
- Phoenix Gas Heating.
- uPVC Double Glazed Windows.
- Tarmac Driveway Parking.
- Enclosed Garden In Lawns With Paved Sitting Area & Composite Decked Sitting Area.
- Only A Few Minutes From Ballyclare Town Centre And Its Array Of Amenities.

## DESCRIPTION

Located within the recently constructed & very popular residential development of Hanson Hall Park, this semi-detached home is beautifully presented by the current vendors with little to do but move in.

The bright and airy accommodation in brief comprises of lounge, downstairs wc, kitchen, dining area which are open plan to the sunroom. On the first floor there are three bedrooms including an ensuite shower room and bathroom.

The property also benefits from a tarmac driveway with parking for several cars and an enclosed rear garden with various sitting areas. It is only a few minutes' drive from the array of amenities that Ballyclare has to offer.

To arrange a private viewing at your convenience please contact our South Belfast office on 028 9066 8888.

## ACCOMMODATION

### ENTRANCE

#### RECEPTION HALL:

uPVC front door to reception hall with storage cupboard.



## GROUND FLOOR

### LIVING ROOM:

15' 10" x 11' 7" (4.83m x 3.52m)

Laminate wood floor, picture rail.



### DOWNSTAIRS WC:

Ceramic tiled floor, low flush WC, pedestal wash hand basin, extractor fan and low voltage spotlighting.



**KITCHEN/DINING AREA:**  
**18' 11" x 10' 10" (5.77m x 3.31m)**

Ceramic tiled floor, range of high and low level units, under bench electric oven, 4 ring ceramic hob, partly tiled walls, steel extractor fan, 1.5 bowl stainless steel sink unit, integrated dishwasher, 'Vaillant' gas boiler, plumbed for washing machine, low voltage spotlighting, wood pannelled wall.

**FIRST FLOOR**

**LANDING;**

Storage cupboard, hanging type ladder to roofspace.

**MAIN BEDROOM:**

**12' 0" x 11' 5" (3.67m x 3.49m)**



**ENSUITE SHOWER ROOM:**

Double shower with rainhead shower, low flush WC, pedestal wash hand basin, chrome towel radiator.



**BEDROOM (2):**

**11' 7" x 10' 9" (3.54m x 3.27m)**



**SUN ROOM:**

**12' 2" x 11' 3" (3.72m x 3.44m)**

Low voltage spotlighting, ceramic tiled floor, uPVC double glazed door to patio.



**BEDROOM (3):**  
8' 8" x 7' 10" (2.64m x 2.40m)

Storage cupboard.



**BATHROOM:**

Ceramic tiled floor, low flush WC, pedestal wash hand basin, bath with partly tiled walls, telephone hand shower, extractor fan, low voltage spotlighting.

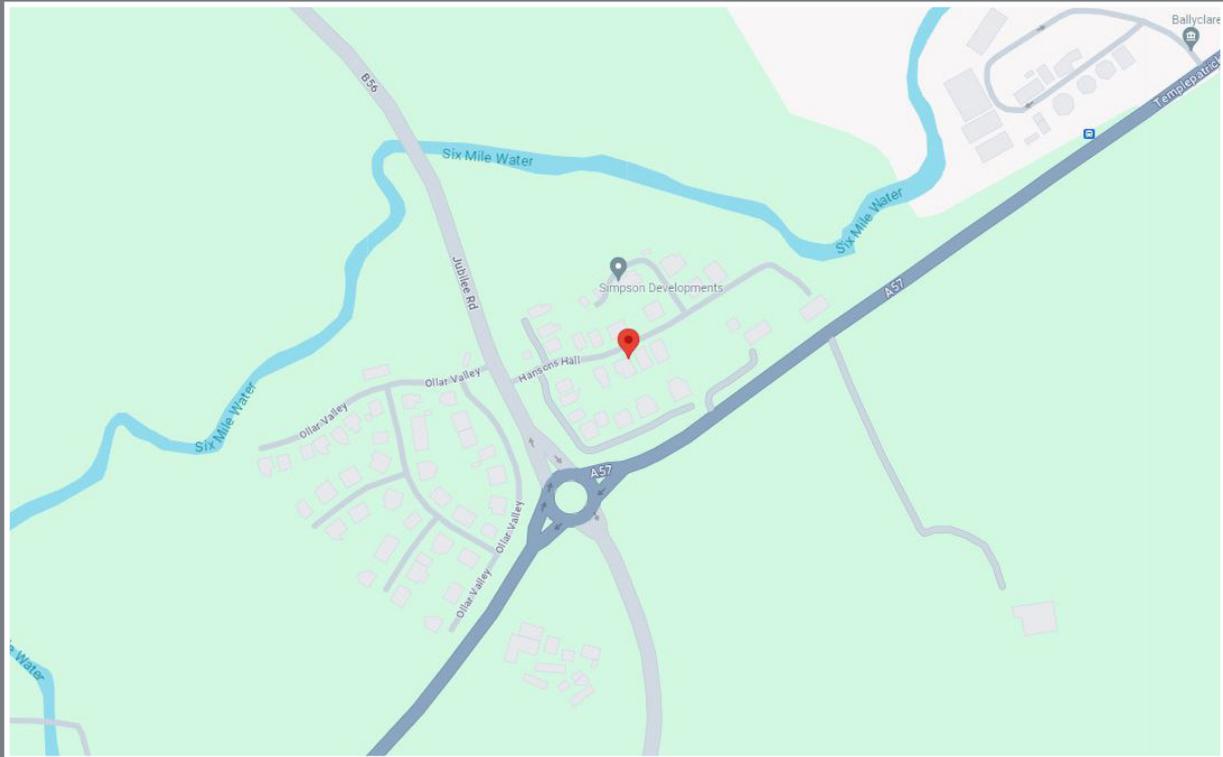


**OUTSIDE**

Tarmac driveway to front. Enclosed rear garden enclosed by brick wall and fence, paved sitting area to the back and garden in lawn. Composite decked sitting area and outside tap and light.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/N/24/SD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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