

# 16 Huntingdale Way, Ballyclare, BT39 9YZ



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Fitted Kitchen With Open Plan Dining Area
- Recently Installed Luxury 4 Piece Bathroom Suite
- Positioned In Select Cul-De-Sac
- Private South Facing Garden
- Excellent First Time Buy
- PVC Double Glazed Windows
- Oil Fired Central Heating

**PRICE Offers Over £159,950**

*Positioned in a quiet select cul-de-sac within the highly regarded established Huntingdale development. This well presented 3 bedroom semi detached family home enjoys a well planned living layout comprising of 3 bedrooms, 1+ receptions, open plan modern kitchen with casual living/ dining aspect and a recently installed 4 piece contemporary bathroom suite. Externally there are private enclosed gardens and private driveway for off street parking. Other benefits include PVC double glazing & oil fired central heating. Perfect for the first time buyer an early viewing is advised.*

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**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
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Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMODATION

### GROUND FLOOR

Front door into:-

#### ENTRANCE HALL

Tiled floor extending through ground floor. Access to stairwell to first floor. Understair storage cupboard.

#### FURNISHED CLOAKROOM

Comprising push button w.c and wash hand basin with mixer tap.



#### LIVING ROOM 16'6 x 11'7

Attractive granite fireplace with solid wooden surround. Tiled floor.

#### OPEN PLAN KITCHEN/DINING AREA 18'5 x 12'2

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces and tiled splashback. Double drainer stainless steel sink with swan neck mixer tap. Integrated appliances including electric oven, 4 ring electric hob and overhead extractor fan housed in stainless steel canopy. Space for freestanding washing machine and fridge freezer. Double glazed sliding patio doors accessing rear garden and decking. PVC double glazed back door. Tiled floor.



### FIRST FLOOR

#### LANDING

With gable side window. Access to loft.

#### BEDROOM 1 11'9 x 10'1

Laminate flooring.

#### BEDROOM 2 13'3 x 8'7

Laminate flooring.





### **BEDROOM 3 9'7 x 8'7**

Laminate flooring. Storage cupboard.

### **CONTEMPORARY 4 PIECE BATHROOM**

Luxury bathroom comprising freestanding bath with telephone style hand shower attachment, button flush w.c, half pedestal wash hand basin with mixer tap and quarter rounded enclosed shower unit with high-pressure power shower. Fully tiled walls. Tiled floor. PVC paneled ceiling with recessed spot lights.



### **OUTSIDE**

Front garden laid in neat lawn with border shrubbery.


Driveway for a number of vehicles.

Private enclosed rear garden laid in lawn with screening perimeter fencing. Paved patio area. Surrounding shrubbery.

Brick built boiler house.

Outside light and water tap. PVC oil tank.



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>		
(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	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



You Talk. We Listen.

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