

25 Hamlet Walk, Ballyclare, BT39 9GG



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Luxury Open Plan Shaker Kitchen/ Dining Area
- Luxurious 4 Piece Bathroom With Freestanding Bath
- Superb Extensive Private Rear Garden
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Driveway To Side With Ample Parking / Secure Inner Parking Bay
- Highly Regarded Established Development

PRICE Offers Over £178,500

Positioned within a quiet cul de sac in a highly regarded established development. This spacious well presented 3 bedroom semi detached enjoys an extensive mature private garden, a luxury shaker style kitchen with casual dining aspect and a spacious lounge. Perfect for first time buyers or downsizers an early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

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

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Front door into:-

WELL PRESENTED ENTRANCE HALL

With quality distressed oak effect laminate plank flooring extending into Lounge. Understairs storage cupboard.

LOUNGE 16'0" x 10'1"

Attractive period style fireplace with tiled inset and painted surround. Twin French doors into:-



OPEN PLAN KITCHEN/ DINING AREA 18'6" x 11'4"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting hardwood worksurfaces. Inlaid One and half bowl sink unit with swan neck mixer tap. Integrated oven with four ring hob overhead extractor fan housed in chimney with smoke glass hood. Plumbed for washing machine. Terricotta tiled floor. Twin PVC double glazed doors to private extensive enclosed garden.



FIRST FLOOR

BEDROOM 1 12'0" x 11'3"

At max. Oak effect laminate flooring.

BEDROOM 2 13'1" x 8'9"

Oak effect laminate flooring.



BEDROOM 3 9'10" x 6'10"

Built in storage cupboard. Oak effect laminate flooring.

LUXURY 4 PIECE FAMILY BATHROOM

Comprising modern freestanding bath with shower attachment, semi pedestal wash hand basin with mono block tap, button flush w.c. and quarter rounded shower enclosure. Fully tiled porcelain wall tiles. Grey coloured wood effect tiled floor. PVC panelled ceiling with recessed lighting



OUTSIDE

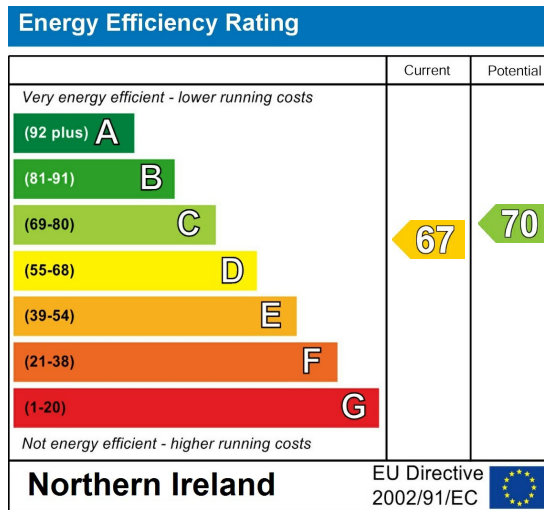
Neat well maintained garden to front in lawn.

Driveway to side with ample parking. Twin gates to side leading to inner secure parking bay.

Extensive private mature garden to rear and side in lawn and screened by mature trees. Private paved patio area perfect for evening entertaining.

Outside light to front and rear doors.





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



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