



FOR SALE

4 Huntingdale Way

Ballyclare, BT39 9YZ

Offers over £164,950

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Nest Estate Agents are thrilled to bring to market this beautifully presented semi detached property in the ever popular Huntingdale development in Ballyclare. Situated just off the Doagh Road, this property is within walking distance to local schools, shops, coffee shops, parks and other amenities.

We anticipate there will be a high level of interest in this property, therefore early inspection is strongly recommended. This property has been well maintained throughout, offering three bedrooms, modern kitchen with casual dining area, living area and family bathroom. Externally the property has a private enclosed rear garden with newly constructed detached garage and ample parking to the front. This property will appeal to both first-time buyers and home movers, early viewing is recommended.

Contact our office on 028 9343 8090 to arrange your own personal viewing.

HALLWAY 18'2 x 6'5 (5.54m x 1.96m)

LIVINGROOM 15'11 x 11'8 (4.85m x 3.56m)

Laminate wood effect flooring. Feature open fire, tiled insert and hearth, wood surround and mantle.

KITCHEN 18'7 x 11'9 (5.66m x 3.58m)

Shaker style fitted kitchen with a range of high and low level units, contrasting solid wood worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven and hob. Stainless steel extractor fan. Space for fridge freezer. Plumbed for appliances. Subway tiled splash back. Ceramic tiled flooring.

STORAGE 2'10 x 7'7 (0.86m x 2.31m)

BEDROOM 1 11'9 x 13'6 (3.58m x 4.11m)

Laminate wood effect flooring.

BEDROOM 2 11'9 x 11'7 (3.58m x 3.53m)

Laminate wood effect flooring.

BEDROOM 3 8'9 x 8'2 (2.67m x 2.49m)

Laminate wood effect flooring. Built in storage

STORAGE 2'3 x 3'2 (0.69m x 0.97m)

LANDING 6'5 x 8 (1.96m x 2.44m)

BATHROOM 8'2 x 8'7 (2.49m x 2.62m)

Modern white bathroom suite comprising of panelled bath with mixer taps, low flush W.C, pedestal wash hand basin with mixer taps, enclosed electric shower unit, ceramic tiled floor, part tiled walls with mosaic design.

STORAGE 2'9 x 2'3 (0.84m x 0.69m)

OUTSIDE

Rear enclosed garden laid in lawn and paved patio area. Outdoor tap. Outdoor light. Newly constructed garage with uPVC window

Front garden laid in lawn, private driveway finished in tarmac. Space for 2+ Cars

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	69	72			
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.