



SALE AGREED

10 Huntingdale Crescent

Ballyclare, BT39 9YY



Welcome to 10 Huntingdale Crescent, Ballyclare – a meticulously maintained three-bedroom semi-detached home set within a popular and well-established residential development.

This beautifully presented property offers bright, spacious accommodation ideal for modern living. The generous lounge features a charming open fire, creating a warm and inviting focal point, while the fitted kitchen with informal dining area provides the perfect space for everyday family life. A delightful conservatory to the rear further enhances the living space, offering views over the garden and a wonderful spot to relax or entertain.

Upstairs, the home comprises three well-proportioned bedrooms and a white four-piece family bathroom suite, thoughtfully designed for comfort and practicality.

Externally, the property benefits from front and rear gardens, a detached single garage, and a tarmac driveway providing parking for multiple vehicles.

Ideally located within comfortable walking distance of Ballyclare town centre and its wide range of local amenities, schools, and transport links, this superb home will appeal to first-time buyers, downsizers, and investors alike.

A fantastic opportunity to secure a quality home in a highly regarded location.

HALLWAY 18'3 x 6'10 (5.56m x 2.08m)
Hardwood front door with glazed over panel. Solid wood flooring. Access to storage.

STORAGE 2'6 x 6'4 (0.76m x 1.93m)

LOUNGE 15'11 x 11'8 (4.85m x 3.56m)
Feature open fire with wood surround and mantle. Contrasting tiled inset and hearth. Solid wood flooring.

FITTED KITCHEN 18'7 x 11'7 (5.66m x 3.53m)
Range of high and low level units with contrasting formica worktops. Integrated eye level oven and grill. Stainless sink 1.5 bowl unit with drainer and mixer taps. Integrated gas hob. Stainless steel sink unit. Display cabinet. Partially tiled walls. Tiled flooring. Sliding door to conservatory.

CONSERVATORY 7'10 x 11'9 (2.39m x 3.58m)
Tiled flooring. Double doors leading to rear garden.

FIRST FLOOR

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

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

BEDROOM 3 8'9 x 8'1 (2.67m x 2.46m)
Laminate wood effect flooring. Access to storage.

STORAGE 3'9 x 3'5 (1.14m x 1.04m)

BATHROOM 8'2 x 8'10 (2.49m x 2.69m)
White suite comprising a paneled bath, mixer taps and hand held shower. Fully enclosed corner electric shower. Semi pedestal wash hand basin with mixer taps. Low flush W/C. Heated towel rail. Tiled flooring. Tiled walls. Access to storage.

LANDING 6'6 x 9'4 (1.98m x 2.84m)
Access to roof space.

OUTSIDE

Rear laid in lawn and feature paving. Outdoor tap. Outdoor lighting.

Front laid in laid. Tarmac finished driveway for multiple cars.

GARAGE 20'4 x 11'10 (6.20m x 3.61m)
Light and power. Roller door.

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

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Northern Ireland			Northern Ireland		

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