



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.

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.

Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email [hello@nestestateagents.com](mailto:hello@nestestateagents.com) or telephone 028 9343 8090.



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|   | 63        |   | 71        |
| 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.

11 The Square Ballyclare, Co. Antrim, BT39 9BB  
Tel: 02893438090 Email: [hello@nestestateagents.com](mailto:hello@nestestateagents.com)