



FOR SALE

35 Huntingdale Court

Ballyclare, BT39 9FD



Offers over £219,950



Nest Estate Agents are thrilled to bring to market this spacious and well-presented four-bedroom semi-detached home, ideally situated within the highly sought-after Huntingdale development in Ballyclare. Set on a generous site with the added benefit of a detached garage, this impressive property offers excellent living space across three reception rooms, a large kitchen with separate utility room, family bathroom on ground floor, four well-proportioned bedrooms, and an additional family bathroom suite on the first floor. Further attributes include gas heating. This property is conveniently located within walking distance to a wide range of local amenities — including shops, cafés, and some of the area's top schools — this is an ideal family home in a prime location.

We anticipate there will be a high level of interest in this property as it will appeal to a range of buyers and home movers. Therefore we advise early inspection, contact our office on 028 9343 8090 to arrange a viewing.

HALLWAY 24'4" x 5'9" (7.42m x 1.75m)
uPVC external door with glazed inset and side panels. Tiled flooring.

LOUNGE 14'8" x 11'4" (4.47m x 3.45m)
Solid wood flooring. Open fire with wooden mantle and tiled hearth.

BEDROOM 2 9'5" x 10'9" (2.87m x 3.28m)
Wood effect laminate flooring.

BATHROOM 8'1" x 9'4" (2.46m x 2.84m)
Three piece suite comprising panelled bath, traditional chrome shower attachment, pedestal sink with chrome taps and low flush w/c. Partially tiled walls.

STORAGE 3'10" x 2'4" (1.17m x 0.71m)

FAMILY ROOM 11'8" x 9'5" (3.56m x 2.87m)
Wood effect flooring. Access to rear garden via sliding doors.

KITCHEN 11'4" x 16'3" (3.45m x 4.95m)
Range of high and low level units with contrasting formica worktops. 1 1/2 Stainless steel sink with drainer and mixer tap. Tiled splashback. Recessed unit spotlights. Tiled flooring. Integrated undercounter fridge, dishwasher and eye-level double oven. Integrated four ring Creda hob with overhead extractor fan.

UTILITY 8'11" x 5'9" (2.72m x 1.75m)
Low level units with formica worktops and stainless steel sink with mixer tap. Tiled splashback. Plumbed for appliances. Access to rear garden via hardwood door.

BEDROOM 1 11'4" x 21'4" (3.45m x 6.50m)
Built-in multi-slide robes. Velux window. Eaves storage.

BEDROOM 3 9'3" x 10'2" (2.82m x 3.10m)

BEDROOM 4 10'5" x 7'11" (3.18m x 2.41m)

BATHROOM 7'9" x 5'10" (2.36m x 1.78m)
Three piece suite comprising enclosed shower unit with PVC multi panels, low flush w/c, vanity unit with ceramic basin and chrome mixer tap, mosaic tiled splashback. Velux window. Tiled flooring.

LANDING 9'4" x 12'7" (2.84m x 3.84m)

GARAGE 18'5" x 10'4" (5.61m x 3.15m)
Power and light. Manual roller door.

OUTSIDE

This property occupies a generous site offering off road parking for 3 + cars, driveway finished in decorative stones and front garden laid in lawn. Large rear garden finished in lawn with patio area. Surrounding wooden privacy fence. Outside tap. Outside light. Access to detached garage.

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 or telephone 028 9343 8090.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			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 firms employment has the authority to make or give any representation or warranty in respect of the property.