



1 Hansons Hall Park

Ballyclare, BT39 9YG



Offers over £269,950



1 Hansons Hall Park, Ballyclare is a recently constructed, new-build home now coming to the sales market, ideally positioned on the edge of Ballyclare. This convenient location offers easy access into the town while avoiding heavy traffic, and benefits from excellent connectivity to the M2 and main routes to surrounding towns. Internally, the property is finished to a high standard throughout and offers spacious, modern accommodation including a large lounge, contemporary fitted kitchen with informal dining area, separate utility room and downstairs W.C. Upstairs, there are four well-proportioned bedrooms, including a master with ensuite, along with a family bathroom. Externally, the property is complemented by front, rear and side gardens, providing excellent outdoor space for modern family living.

HALLWAY 6'9 x 22'2 (2.06m x 6.76m)  
Composite front door with over glazed panel. Ceramic tiled floor.

LOUNGE 21'6 x 15'4 (6.55m x 4.67m)  
Herringbone effect laminate wood flooring. Feature wood paneling.

DOWNSTAIRS W/C 3'2 x 6'6 (0.97m x 1.98m)  
White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled splashback. Tiled flooring.

FITTED KITCHEN 21'6 x 9'11 (6.55m x 3.02m)  
Shaker style kitchen with contrasting worktops. Composite 1.5 sink bowl with drainer and mixer taps. Integrated electric oven and hob. Integrated angled extractor fan. Space for American style fridge freezer. Tiled splashback. Patio doors opening to rear garden. Tiled flooring.

UTILITY 5'3 x 6'10 (1.60m x 2.08m)  
Range of high and low level units with contrasting worktops. Space for washing machine. Tiled splashback. Tiled flooring.

FIRST FLOOR

LANDING 6'11 x 15'4 (2.11m x 4.67m)  
Access to roofspace.

BEDROOM 1 12'1 x 10'4 (3.68m x 3.15m)  
Feature wood paneling.

ENSUITE 3'2 x 8'5 (0.97m x 2.57m)  
White suite comprising large enclosed mains shower. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

BEDROOM 2 10'7 x 9'9 (3.23m x 2.97m)

BEDROOM 3 10'7 x 9'9 (3.23m x 2.97m)

BEDROOM 4 12 x 12'1 (3.66m x 3.68m)

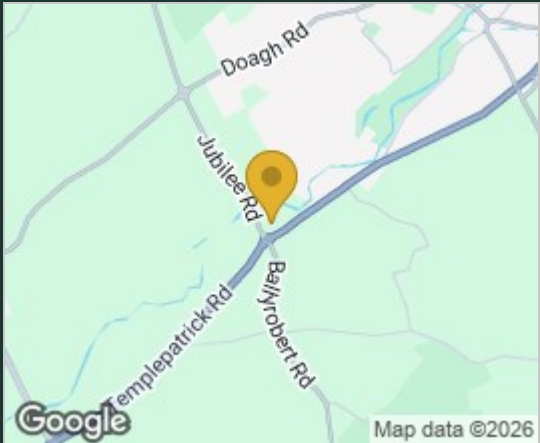
BATHROOM 5'10 x 7'4 (1.78m x 2.24m)  
White suite comprising paneled bath with mixer taps, hand held and over rainfall shower. Vanity style sink unit with mixer taps. Heated chrome towel rail. Tiled splashback. Tiled flooring.

OUTSIDE  
Front and side garden, one side fully enclosed. Laid in lawn bordered by feature paving.

Enclosed side garden with artificial grass and feature paved seating area. Outdoor tap. Outdoor lighting. Wired for EV charger. Tarmac finished driveway for two 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 <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) 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 <sub>2</sub> emissions		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.