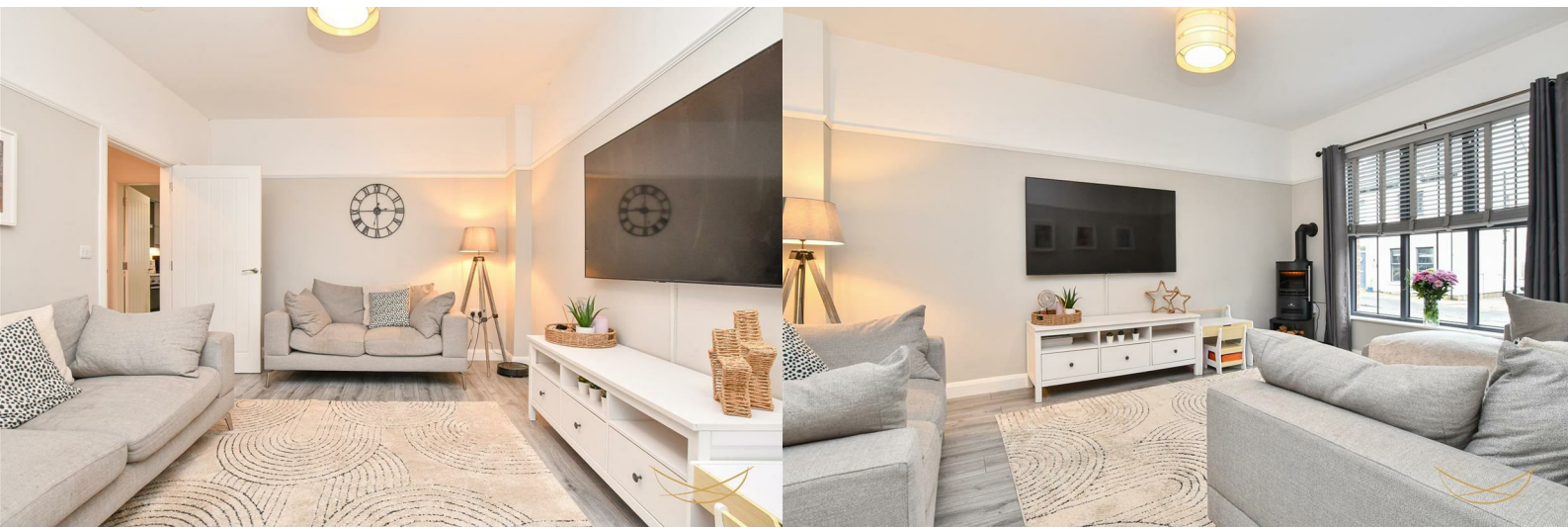




9 Hansons Hall Park

Ballyclare, BT39 9YG

Offers over £229,950



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Discover modern living at its finest at 9 Hansons Hall Park, Ballyclare—a beautifully presented, recently constructed semi-detached home set within a highly sought-after development. Designed with comfort and practicality in mind, this impressive three-bedroom property offers the perfect balance of style, space, and convenience for today's lifestyles.

Step inside to find a bright and spacious lounge, ideal for relaxing or entertaining, alongside a contemporary kitchen and dining area that flows seamlessly into a sunroom, creating a wonderful open-plan feel filled with natural light. The home further benefits from a convenient downstairs W/C, a well-appointed family bathroom, and a private ensuite to the principal bedroom.

Externally, the enclosed rear garden with its attractive paved feature area provides a perfect setting for outdoor dining, children's play, or simply unwinding in a private space.

Situated in the thriving town of Ballyclare, the property enjoys easy access to a range of excellent local schools, parks, and amenities. Commuters will appreciate the straightforward links to Newtownabbey, Larne, and Antrim, as well as convenient access to the M2 motorway for travel to Belfast and beyond.

Whether you are a first-time buyer or a growing family seeking a modern home in a welcoming community, 9 Hansons Hall Park presents an exceptional opportunity not to be missed.

HALLWAY

3'7 x 17'7 (1.09m x 5.36m)

uPVC front door with overhead glazed inset. Tiled flooring. Access to storage.

STORAGE

2'11 x 2'1 (0.89m x 0.64m)

DOWNSTAIRS W/C

2'11 x 6'1 (0.89m x 1.85m)

White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring.

LIVING ROOM

15'9 x 11'6 (4.80m x 3.51m)

Laminate wood effect flooring.

FITTED KITCHEN

9'10 x 18'11 (3.00m x 5.77m)

Shaker style kitchen with a range of high and low level units with contrasting formica worktops. Integrated electric oven and hob. Integrated extractor fan. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Feature island. Integrated extractor fan. Space for washing machine. Tiled splashback. Recessed spotlights. Feature wood paneling.

SUNROOM

11'10 x 10'11 (3.61m x 3.33m)

Access to rear garden. Tiled flooring. Recessed spotlights.

FIRST FLOOR

LANDING

7'1 x 12'9 (2.16m x 3.89m)

Access to roofspace. Access to storage.

BEDROOM 1

12 x 11'5 (3.66m x 3.48m)

ENSUITE

8'10 x 3'6 (2.69m x 1.07m)

White suite comprising fully enclosed mains shower. Semi pedestal wash hand basin with mixer taps. Low flush W/C. Tiled flooring. Partially tiled walls. Recessed spotlights.

BEDROOM 2

10'8 x 11'7 (3.25m x 3.53m)

BEDROOM 3

8'7 x 7'10 (2.62m x 2.39m)

Built in storage.

STORAGE

3'5 x 1'4 (1.04m x 0.41m)

FAMILY BATHROOM

7'1 x 6'8 (2.16m x 2.03m)

White suite with paneled bath with mixer taps and hand held shower. Semi pedestal wash hand basin with mixer taps. Low flush W/C. Tiled splashback. Tiled flooring. Recessed spotlights.

OUTSIDE

Enclosed rear garden with laid in lawn, paved seating area and raised decking. Outdoor tap. Outdoor light.

Front laid in lawn. Tarmac finished driveway for multiple vehicles. Outdoor light.

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.



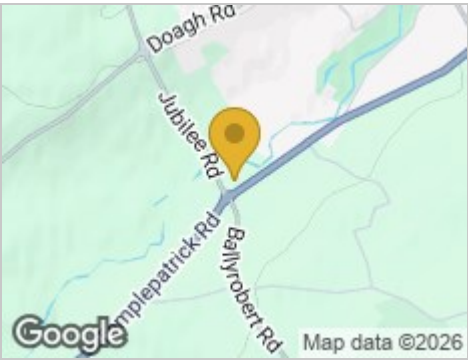
Road Map



Hybrid Map



Terrain Map



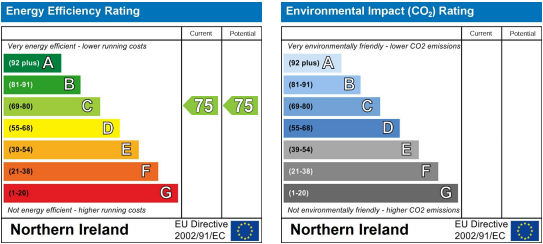
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.