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55 Cogry Rise, Doagh, Ballyclare, BT39 0RZ

- Detached Chalet Bungalow
- Lounge; Family Room; Conservatory
- Fully Tiled Bathroom; Separate Shower Room
- Utility Room
- Large Matching Detached Garage
- Three Bedrooms; Principal With En Suite
- Luxury Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Gardens Front And Rear; Sought After Development

Offers Over £224,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor. Access to under stairs store and shelved hot press. Glass panelled doors leading to lounge, family room and kitchen.

LOUNGE 15'8" x 12'9"
Open fire in cast iron fireplace with slate hearth and carved timber surround. Timber flooring. Picture window to front elevation.

FAMILY ROOM 11'3" x 10'9"
Cast iron wood burning stove on slate tiled hearth. Tiled floor. Glass panelled French doors leading to:

CONSERVATORY 12'9" x 9'6"
In PVC double glazed frame with matching French doors to rear garden. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA 13'5" x 12'9"
Luxury fitted kitchen with range of high and low level storage units in solid oak door with contrasting solid granite work surface and upstands. Inlaid 1.5 bowl stainless steel sink unit. Integrated touch screen ceramic hob with extractor hood over. Integrated double oven, fridge freezer and dishwasher. Splash back tiling to walls. Tiled floor.







UTILITY ROOM 7'10" x 7'1"

Range of fitted storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden.

BEDROOM 3 11'9" x 10'9"

Wood laminate floor covering.

FULLY TILED SHOWER ROOM

Three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 14'9" x 12'2"

Fitted wardrobes, storage units and dressing table. Access to under eaves storage. Wood laminate floor covering.

FULLY TILED EN SUITE SHOWER ROOM

White three piece suite comprising panelled oversized shower enclosure, pedestal wash hand basin and WC. Electric shower. Fitted storage unit.

BEDROOM 2 15'2" x 12'9" (plus wardrobe space)

Wall to wall fitted wardrobes. Access to under eaves storage. Wood laminate floor covering.

FULLY TILED BATHROOM

White three piece suite comprising panelled corner bath, pedestal wash hand basin and WC.

EXTERNAL

Front garden finished in lawn, shrubs and trees.
Generous sized private driveway area finished in tarmac.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio area, timber decking and range of plants, trees and shrubbery.
Paved service area to side.
PVC oil storage tank.
Outside tap.
Greenhouse.
Pottery shed.
Large separate shed.
Log store.

LARGE MATCHING DETACHED GARAGE 31'7" x 10'9"

Power operated roller shutter door. Separate service door to rear garden. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

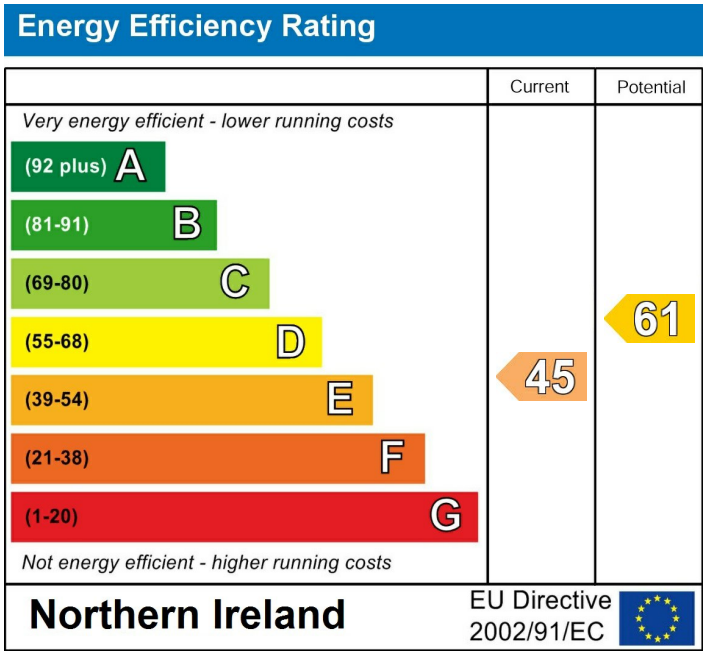






Immaculately presented, spacious, three bedroom / two+ reception, detached chalet bungalow with conservatory extension to rear and large matching detached garage, occupying a prime site within the well sought after Cogry area of Doagh, Ballyclare. The property comprises entrance hall, lounge with open fire, separate family room with wood burning stove and glass panelled French doors leading to conservatory, luxury fitted kitchen with informal dining area, utility room, three well proportioned bedrooms, to include principal bedroom with fully tiled en suite shower room, fully tiled bathroom with white three piece suite, and separate fully tiled shower room. Externally the property enjoys generous sized private driveway area finished in tarmac, large matching detached garage, front garden finished in lawn, shrubs and trees, and fully enclosed rear garden finished in lawn, paved patio area, timber decking and range of plants, trees and shrubbery. Other attributes include oil fired central heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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