

SALE AGREED

615 Doagh Road, Newtownabbey, BT36 5RZ

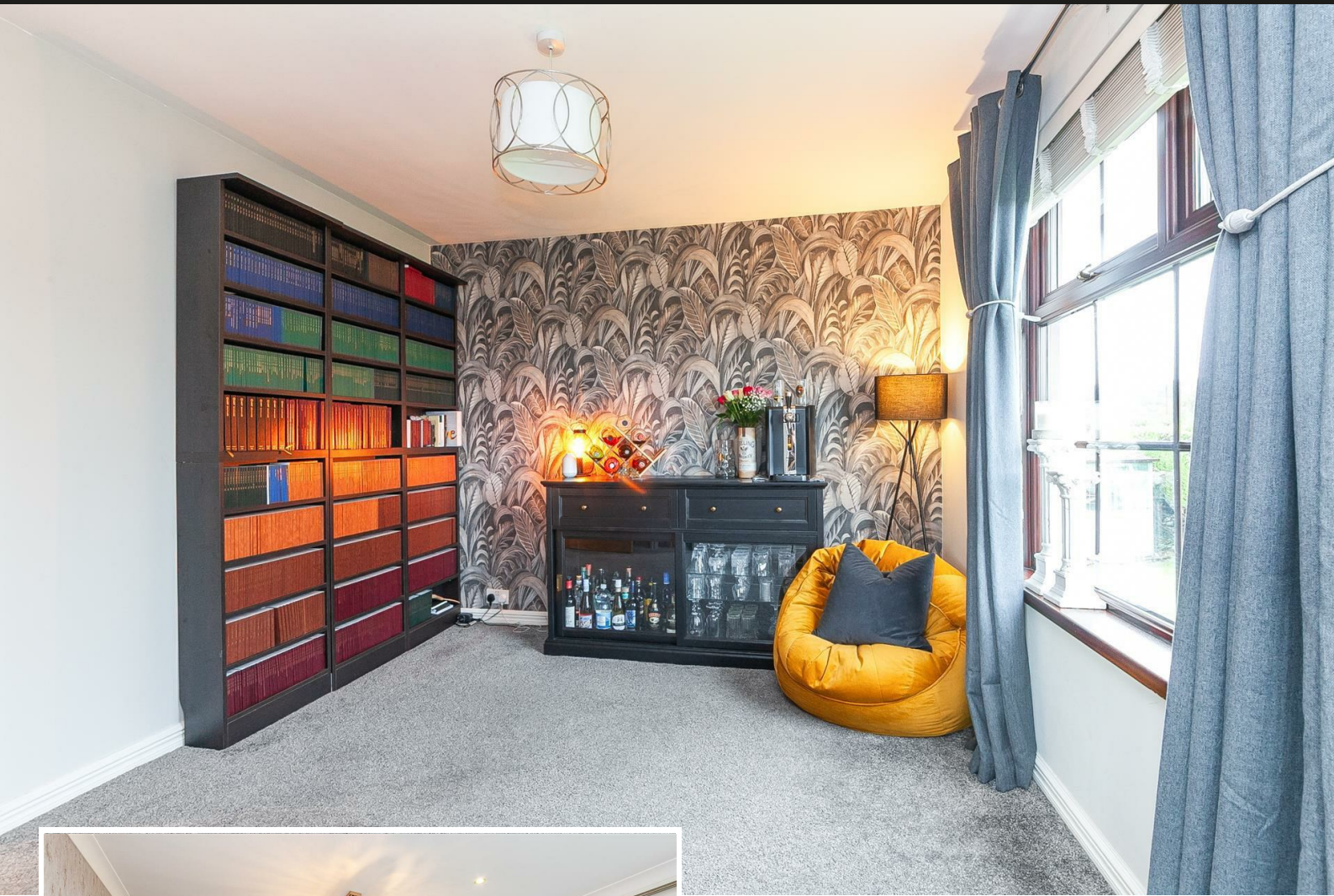
- Immaculately Presented, Family Detached
- Four Bedroom; Three Reception
- Luxury Fitted Kitchen
- Utility Room; Furnished Cloakroom
- Family Bathroom; Separate Shower Room
- Oil Heating; PVC Double Glazing
- Private Driveway; Integral Garage
- Generous Gardens
- Open Aspect To Rear
- Convenient Location

Offers Over £385,000

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Composite, double glazed front door with PVC double glazed side screens. Tiled floor. Glass panelled door with matching side screens leading to:

ENTRANCE HALL

Access to cloakroom. Stairwell to lower ground floor. Stairwell to first floor.

FULLY TILED FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC.

LOUNGE 20'3" x 12'10"

Picture window to front elevation. Glass fronted fire with slate clad surround and slate hearth.

FAMILY ROOM 11'3" x 9'11"



KITCHEN 14'0" x 11'3"

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting, solid granite work surface. Inlaid, stainless steel 1.5 bowl sink unit with draining bay. Uninterrupted rural views to rear. Integrated, touch screen, Bosch induction hob with solid granite splashback and Bosch extractor hood over. Integrated, Bosch double ovens with matching microwave oven above. Integrated fridge freezer and dishwasher. Twin, glass fronted display cabinets. Splashback tiling and solid granite upstands to walls. Tiled floor. PVC double glazed door leading to rear garden.

LOWER GROUND FLOOR

HALL

Access to dining room, integral garage and utility room.

DINING ROOM 22'8" x 11'9"

Tiled floor. PVC double glazed sliding patio door to rear garden. Uninterrupted rural views to rear.

FIRST FLOOR

LANDING

BEDROOM 1 11'9" x 10'11"

Uninterrupted rural view to rear.

BEDROOM 2 11'10" x 11'3"

Uninterrupted rural view to rear.

BEDROOM 3 11'5" x 11'1"

BEDROOM 4 10'2" x 9'10"

Wall to wall fitted wardrobes in glass and mirror panelled sliding doors.

FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator.

SEPARATE FULLY TILED SHOWER ROOM

Contemporary, white, two piece suite comprising shower enclosure and vanity unit. Thermostat controlled mains shower unit. Chrome towel radiator. Access to roof space.

EXTERNAL

Double gates leading to generous sized private driveway area finished in asphalt. Front and side gardens finished in lawn and tree bark.

External lighting.

Tiled entrance porch.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, paved patio areas and decorative stone.

Uninterrupted rural views to rear.

Outside tap.

External power point.

PVC oil storage tank.

INTEGRAL GARAGE 22'6" x 14'2" (wps)

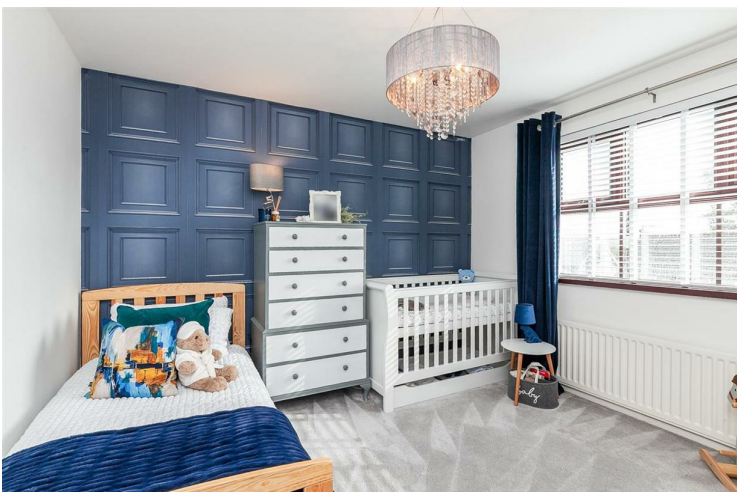
Power operated, up and over double door. Power, light and range of fitted storage units. Glass panelled door leading to:

UTILITY ROOM 10'4" x 8'4"

Range of fitted high and low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Oil fired central heating boiler. Tiled floor.

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, four bedroom/three reception, detached, family home, occupying a prime site on the Doagh Road, Ballyearl, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, family room, dining room, kitchen, utility room, four well-proportioned bedrooms, family bathroom, and separate shower room.

Externally, the property enjoys generous sized private driveway, integral garage, and gardens to front, side and rear, finished mainly in lawn and paved patio area.

Other attributes include oil heating, PVC double glazing, convenient location, and open aspect to rear.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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