

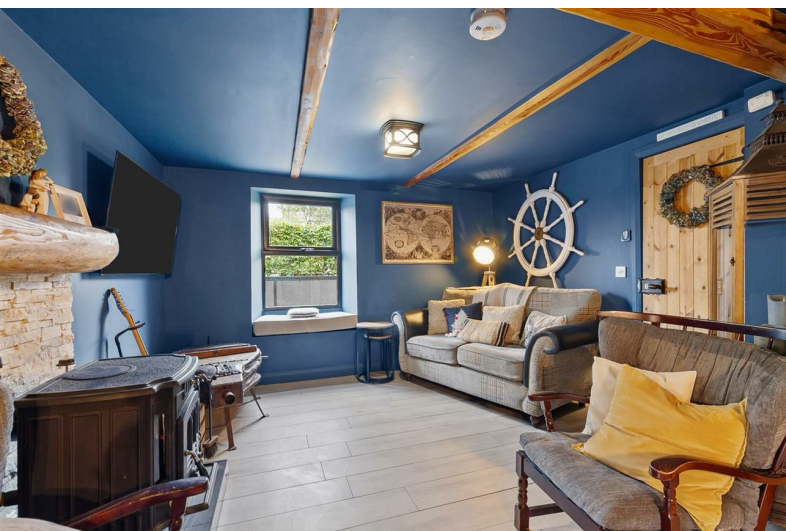


'The Olde Forge', 368 Doagh Road, Newtownabbey, BT36 6XL

- Immaculately Presented Semi Detached
- Lounge; Wood Burning Stove
- Bespoke Kitchen
- Gas Heating (part underfloor); PVC Double Glazing
- Fully Landscaped Site; Outdoor Lounge
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom; Furnished Cloakroom
- Generous Sized Private Driveway
- Range Of Outbuildings

Offers Over £219,950

EPC Rating C



368 Doagh Road, Newtownabbey, BT36 6XL



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor. Shadow boxing to walls. Underfloor heating, continuing throughout ground floor level.

LOUNGE 11'9" x 11'2"

Cast iron, multi fuel burning stove on granite hearth with stone clad feature panel and timber mantle. Tiled floor. Open through to:

KITCHEN THROUGH DINING ROOM 18'8" x 13'1" (wps)

Bespoke kitchen with range of high and low level fitted storage units with Chilean beech, solid timber worktop. Matching island unit with breakfast bar unit. Copper sink with boiling water tap and filter water tap. Space for range style oven with copper extractor hood over. Space for American style fridge freezer. Built in plate rack. Tiled floor. PVC double glazed door to rear garden. Timber feature wall.



FURNISHED CLOAKROOM

Two piece suite comprising wash hand basin and concealed cistern WC. Exposed brick and timber panelled feature walls. Quarry tile floor. Access to cloakroom and under stairs storage.

FIRST FLOOR

LANDING

Access to hot press. Twin access points to roof space with gas fired central heating boiler.

BEDROOM 1 10'11" x 10'5"

BEDROOM 2 9'8" x 8'2"

Wood laminate floor covering. Panelled feature wall.

BEDROOM 3 9'7" x 8'7"

DELUXE BATHROOM

White, four piece suite comprising panelled bath, separate, panelled, oversized shower enclosure, vanity unit and WC. Thermostat controlled, digital shower unit with body jet system. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway finished in concrete and cobble stones.

Raised beds with wide array of plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

Rear garden finished in lawn, outdoor lounge (with Red Cedar timber finishes), open fire, water feature, outdoor kitchen (freestanding units and appliances by way of separate negotiation), and wide array of plants, trees and shrubbery.

External power points.

UTILITY ROOM 7'7" x 6'5"

Range of fitted low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for automatic washing machine. Space for tumble dryer. Part panelled walls. Tiled floor.

EXTERNAL WC

Two piece suite comprising vanity unit and concealed cistern WC. Timber panelled walls. Tiled floor. Motion sensitive lighting.

STUDY 7'7" x 7'7"

Power, light, wood laminate floor covering and PVC double glazed door with matching side screens.

HEATED WORKSHOP/STORE 25'10" x 9'8"

(wps)

Power operated, roller, shutter door. Power, light, and underfloor heating.





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, three bedroom semi detached home, with fully landscaped garden, to include outdoor lounge, utility room, outdoor kitchen, workshop, study and WC, conveniently situated off Doagh Road, Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, bespoke kitchen, furnished cloakroom, three well-proportioned bedrooms, and deluxe bathroom, with contemporary, white four piece suite.

Externally, the property enjoys generous sized private driveway, fully landscaped rear garden, and range of outbuildings.

Other attributes include gas heating, underfloor heating to ground floor level, and PVC double glazing.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(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 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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