



17 Kellburn Park, Doagh, BT39 0SJ

- Mid Terrace Property
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Private Driveway
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Shower Room
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £109,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen.
Wood laminate floor covering.

LOUNGE 14'9" x 13'10"

Cast iron wood burning stove on slate hearth. Wood laminate floor covering.

REAR HALL

Tiled floor. Stairwell to first floor.



KITCHEN WITH INFORMAL DINING AREA 13'10" x 11'3"

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting woodblock effect melamine work surface. Coloured coded sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Access to under stairs store.

REAR PORCH

Tiled floor. PVC double glazed door leading to rear garden and driveway.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11'3" x 10'10"

Built in wardrobe.

BEDROOM 2 14'9" x 10'11" (wps)

Panelled feature wall. Wood laminate floor covering.

BEDROOM 3 11'11" x 6'1"

Wood laminate floor covering.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Tile effect panelling to walls. LVT floor covering.

EXTERNAL

Front garden finished in lawn.

Fully enclosed low maintenance rear garden/yard finished in concrete.

Private driveway area finished in concrete.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

External lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will





be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Immaculately presented, three bedroom, mid terrace property, situated within the popular Kellburn Park area of Doagh, Ballyclare.

The property comprises entrance hall, lounge, rear hall, kitchen with informal dining area, rear porch, three well-proportioned bedrooms, and deluxe shower room, with contemporary, white, three piece suite.


Externally, the property enjoys low maintenance gardens front and rear, and private driveway, finished in concrete.

Other attributes include oil heating, PVC double glazing, and village setting.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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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