

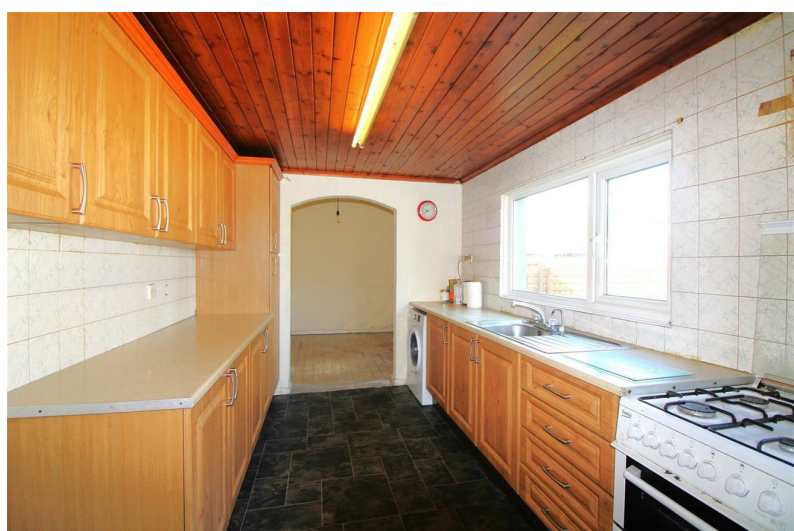
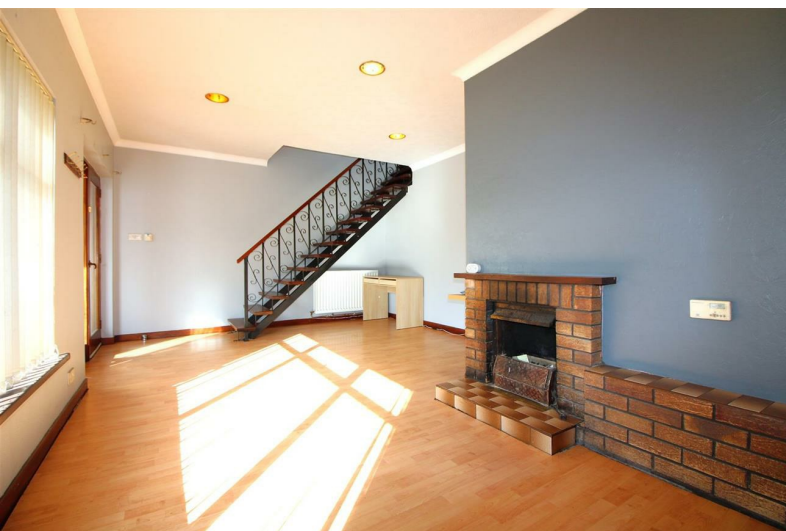


24 Ballyclare Road, Doagh, Ballyclare, BT39 0PE

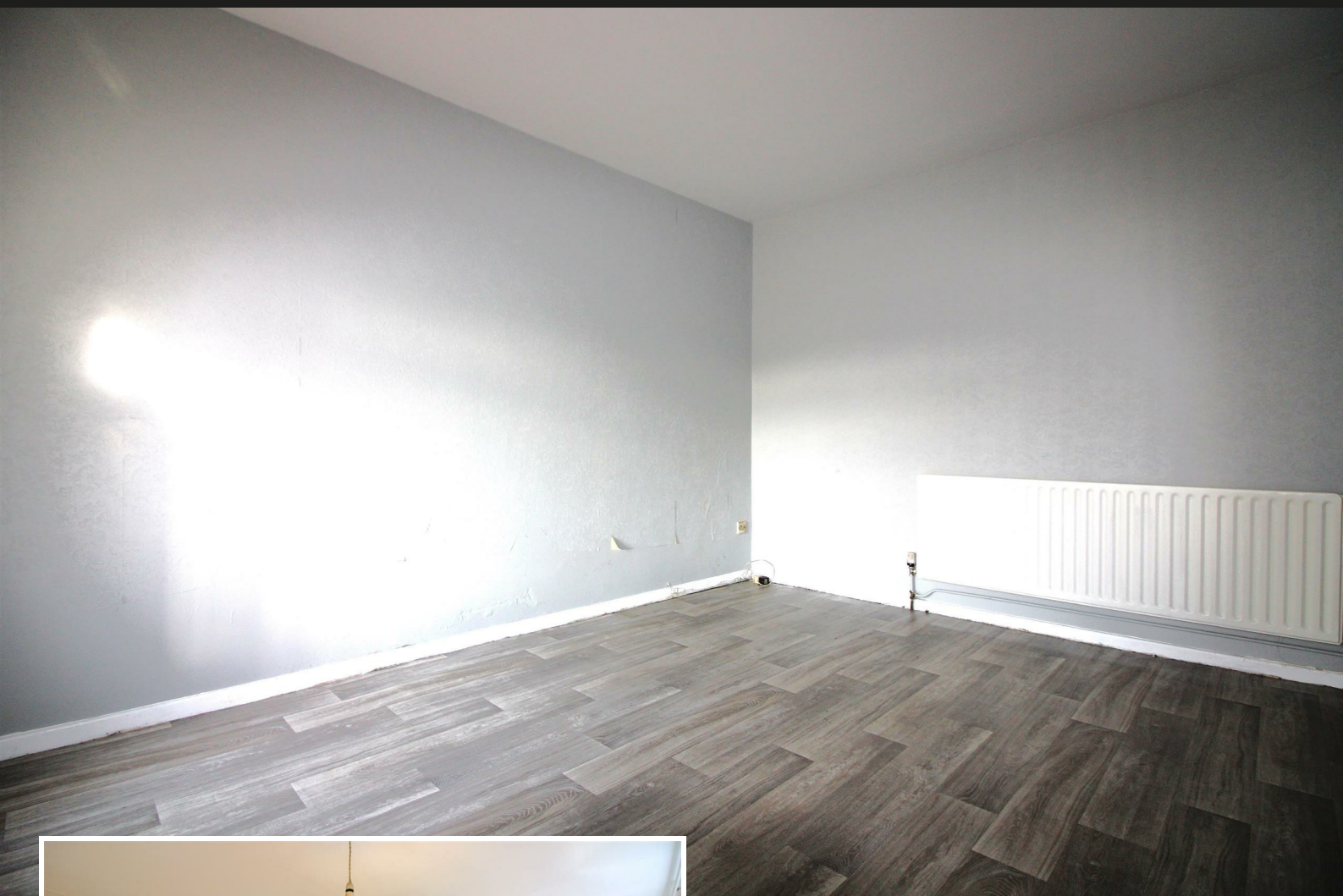
- Detached Chalet Bungalow
- Lounge Through Dining Room
- Bathroom; Furnished Cloakroom
- PVC Double Glazing
- Open Aspect To Rear
- Three Double Bedrooms
- Kitchen Through Living/Dining
- Gas Fired Central Heating
- Large Garden; Detached Garage
- Village Location

Offers Over £119,950

EPC Rating D



24 Ballyclare Road, Ballyclare, BT39 0PE



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Glass panelled door with matching side screen leading to:

LOUNGE THROUGH DINING ROOM 20'5" x 12'11" (wps)

Open fire in brick fireplace with tiled hearth. Wood laminate floor covering. Stairwell to first floor.

REAR HALL



KITCHEN 14'7" x 8'5"

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Part tiling to walls. PVC double glazed door to rear garden. Open arch leading to:

FAMILY ROOM / DINING ROOM 10'2" x 8'4"

BEDROOM 3 13'1" x 10'2"

BATHROOM

Four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Fully tiled walls.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 15'5" x 10'11" (wps)

Built in wardrobe. Separate built in store. Access to walk in hot press with gas fired central heating boiler. Access to under eaves storage. Access to roof space.

BEDROOM 2 12'1" x 10'4" (wps)

Built in wardrobe. Separate built in store. Access to roof space.

FURNISHED CLOAKROOM

Two piece suite comprising vanity unit and WC.

EXTERNAL

Private driveway area finished in asphalt.

Low maintenance front garden finished in decorative stone.

PVC fascia, soffits and rainwater goods.

Double gates leading to further driveway area finished in concrete.

Rear garden finished in lawn.

External lighting.

Outside tap.

Open aspect to rear.

DETACHED GARAGE

Currently partitioned to provide:

Office (5.06m x 2.07m) (16'7" x 6'9")

Store (5.14m x 1.94m) (16'10" x 6'4")





William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

...WE DO MORTGAGES

Your property may be repossessed if you fail to keep up repayments on your mortgage.



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.



Detached chalet bungalow occupying a generous sized site with open fields to rear, located within Doagh village, Ballyclare, within walking distance to shops and other local amenities. The property comprises entrance hall, lounge through dining room, kitchen with open arch to family/dining room, bathroom and double bedroom to ground floor level, with two further double bedrooms and furnished cloakroom found on first floor level. Externally there is a private driveway, low maintenance front garden, fully enclosed rear garden and detached garage (currently partitioned to provide an office and store). Other attributes include gas fired central heating and PVC double glazing. The property is in need of modernising and refurbishment, as generously reflected within the marketing figure. Early viewing recommended to avoid disappointment.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	72
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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