COLIN GRAHAM RESIDENTIAL

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155 Templepatrick Road, Doagh, Ballyclare, BT39 9RW

- Immaculately Presented Detached Bungalow
- Lounge Through Dining Room
- Fully Tiled Bathroom; White Suite
- Generous Sized Private Driveway
- Mature Gardens; Rural Views
- Four Bedrooms; Principal En Suite
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £350,000

EPC Rating E





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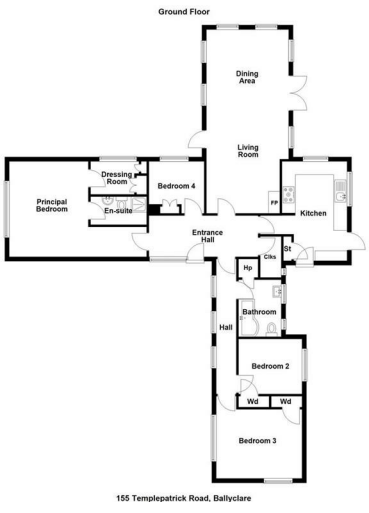


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Timber flooring. Access to cloakroom. Glass panelled door leading to rear hall.

LOUNGE THROUGH DINING ROOM 27'0" x 12'0"

Triple aspect windows. Rural views. Timber flooring. PVC double glazed French door to side garden. PVC double glazed French doors to rear garden. Open fire in brick fireplace with matching hearth.

KITCHEN WITH INFORMAL DINING AREA 14'8" x 9'6" (wps)

Country style kitchen with range of high and low level storage units with contrasting, solid wood block work surface. Ceramic sink with draining bay. Space for range style oven with extractor hood over. Space for under counter fridge. Fitted breakfast bar unit. Dual aspect windows. Rural views. Solid wood block upstands to walls. Tiled floor. Access to shelved larder unit. Twin PVC double glazed external doors.

PRINCIPAL BEDROOM 20'3" x 14'0" (wps)

Picture window to front elevation.







WALK IN WARDROBE

Fitted wardrobe and storage units. Tiled floor.

FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC.

REAR HALL

Timber flooring.

BEDROOM 2 12'7" x 10'2"

Dual aspect windows. Built in wardrobe. Timber flooring.

BEDROOM 3 8'11" x 8'4"

Built in wardrobe. Timber flooring.

BEDROOM 4 8'2" x 8'1" (wps)

Built in wardrobe. Timber flooring.

FULLY TILED FAMILY BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Chrome towel radiator. Access to hot press.

EXTERNAL

Double gates leading to generous sized private driveway finished in tarmac.
Front garden finished in lawn, paved patio area, tree bark and mature trees.
Brick pavior entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Private rear garden finished in lawn, patio areas, timber decking, decorative stone and range of mature trees and shrubbery.
Timber pergola.
Outside tap.
PVC oil storage tank.
Oil fired central heating boiler.

MATCHING DETACHED GARAGE 17'0" x 8'10" (approx)

Timber double doors. Separate timber service door. Aluminium, sliding, patio door to side. Power and light.

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, detached bungalow, with matching detached garage, occupying a private, mature site, conveniently situated off Templepatrick Road, Doagh, Ballyclare.

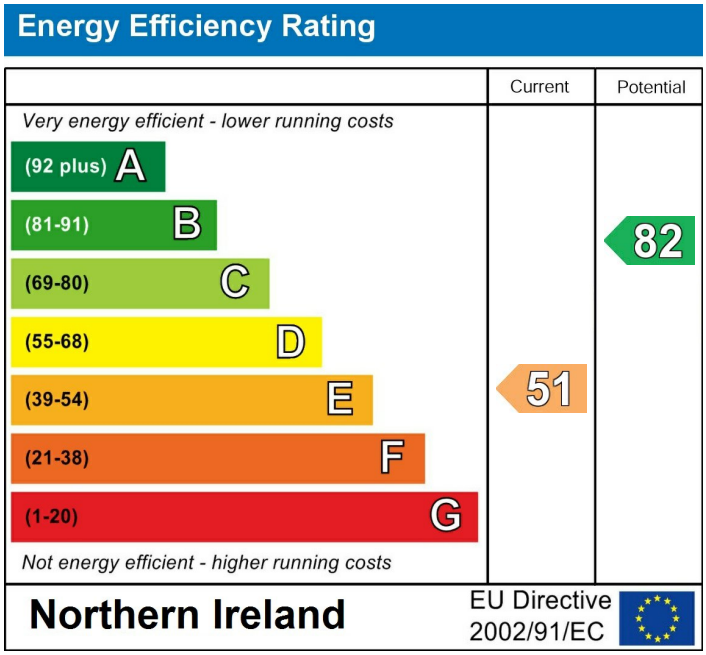
The property comprises entrance hall, lounge through dining room, kitchen with informal dining area, four bedrooms, to include principal bedroom with walk in wardrobe and en suite shower room, and separate, fully tiled bathroom, with white, three piece suite.

Externally, the property enjoys generous sized private driveway, matching detached garage, and gardens front and rear, finished mainly in lawn, patio areas, timber decking, and range of mature plants, trees and shrubbery.

Other attributes include oil 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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