COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



35 Beech Green, Doagh, Ballyclare, BT39 0QB

- Detached Bungalow
- Lounge
- Kitchen
- Oil Heating
- Private Driveway; Garage
- Three Well Proportioned Bedrooms
- Dining Room
- Bathroom
- PVC Double Glazing
- Fully Enclosed Rear Garden

Offers Over £159,950

EPC Rating E





35 Beech Green, Ballyclare, BT39 0QB





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Access to cloakroom, hot press and roof space.

LOUNGE 15'9" x 11'10"

Open fire with stone clad chimney breast and tiled hearth. Feature window to front elevation. Open through to:

DINING ROOM 11'0" x 8'5" (wps)

KITCHEN 12'3" x 9'5" (wps)

Fitted kitchen with range of high and low level storage units, with contrasting melamine work surface area. Stainless steel sink unit with twin draining bays. Cooker point. Space for fridge freezer. Plumbed for washing machine. Splash back tiling to walls. Access to shelved larder unit. PVC double glazed door to rear.







BEDROOM 1 11'7" x 10'9"

BEDROOM 2 10'9" x 9'9"

BEDROOM 3 8'5" x 7'7" (plus wardrobe space)

Built in double wardrobe.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Half tiling to walls.

EXTERNAL

Front garden finished in lawn.
Private driveway area finished in tarmac.
Entrance porch.
External lighting.
Fully enclosed rear garden, finished mainly in lawn.
Outside tap.
Concrete service area to side.

MATCHING DETACHED GARAGE 16'6" x 8'3"

PVC coated roller shutter door. Power, light and oil fired central heating boiler.

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.

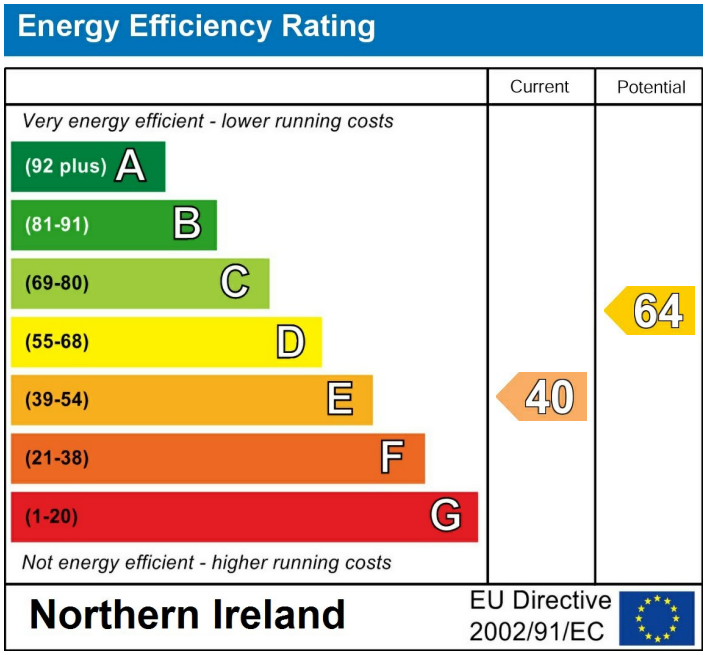






Well presented three bedroom detached bungalow with matching detached garage, occupying a cul-de-sac position within the well sought after Beech Green development, Station Road, Doagh. The property comprises entrance hall, lounge, open through to dining room, kitchen, three well proportioned bedrooms and bathroom. Externally the property enjoys private driveway, garage and gardens front and rear, finished mainly in lawn. 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

INVESTORS IN PEOPLE® We invest in people Gold

PRS Property Redress Scheme

Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

Proudly sponsoring

Northern Ireland Children's Hospice

WE ARE MACMILLAN. CANCER SUPPORT