



145 Ballymena Road, Doagh, BT39 0TN

- Immaculately Presented Family Home
- Modern Fitted Kitchen
- Deluxe Bathroom
- Oil Heating; PVC Double Glazing
- Double Garage
- Five Bedroom; Three+ Reception
- Utility Room
- En Suite Shower Room
- Private Driveway
- Fully Landscaped, Private Site

Offers Over £375,000

EPC Rating



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Access to cloakroom and hot press. Glass panelled doors leading to lounge, kitchen, study and bedroom 3.

LOUNGE 16'6" x 10'8"

Dual aspect windows. Cast iron, focal point stove on slate hearth. Built in storage unit and log store.

FAMILY ROOM 13'1" x 9'11"

Focal point fireplace with granite hearth. Wood laminate floor covering. Open arch leading to:

KITCHEN 14'6" x 9'11" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Matching island unit. Stainless steel sink unit. Integrated, touch screen, ceramic hob with mirrored splashback and extractor hood over. Integrated double ovens. Wood laminate floor covering. Open arch leading to:

SUN PORCH/BREAKFAST ROOM 9'2" x 5'2"

Fitted seating bench. Wood laminate floor covering. Aluminium framed, double glazed, sliding patio door leading to rear garden. Glass panelled door leading to:



UTILITY ROOM 9'8" x 5'2"

Range of fitted high and low level storage units with contrasting, polished concrete effect, melamine work surface with matching upstand and splashback tiling to walls. Plumbed and space for washing machine. Space for tumble dryer. Wood laminate floor covering.

PRINCIPAL BEDROOM 11'5" x 9'11"

Timber panelled feature wall.

ENSUITE SHOWER ROOM

Fully tiled wet room style shower area and wash hand basin. Power shower unit.

BEDROOM 2 11'5" x 7'11"

BEDROOM 3 10'0" x 10'0"

Built in wardrobe/store.

STUDY 11'4" x 9'11" (wps)

Range of fitted storage units and work desk area. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Aluminium framed, double glazed, sliding patio door leading to rear garden.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, fully tiled shower enclosure, floating vanity unit and WC. Mira power shower unit. Chrome towel radiator. Part tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to walk-in roof space area and under eaves storage.

BEDROOM 4 20'11" x 10'9" (wps)

Access to under eaves storage.

BEDROOM 5 14'10" x 10'9"

EXTERNAL

Generous sized private driveway area finished in tarmac. Double gates leading to further driveway area, double garage and rear garden. Generous sized front garden finished in lawn, paved patio area, decorative stone and range of plants, shrubbery and mature trees. Tiled entrance porch. External lighting. PVC soffits, fascia and rainwater goods. Fully enclosed rear garden finished in lawn, timber decking, decorative stone and range of plants, trees and shrubbery. Partially enclosed service area. Outside hot and cold taps. PVC oil storage tank.

MATCHING DETACHED GARAGE 28'0" x 20'11" (wps)

Twin, power operated, PVC coated, roller shutter doors. Power, light and oil fired central heating boiler. Fixed stairwell leading to:

FLOORED ROOF SPACE 20'11" x 16'10" (plus under eaves storage)

Power and light.

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, extended, five bedroom/three+ reception, detached chalet bungalow with matching detached double garage (with floored roof space), occupying a generous sized, fully landscaped, private site, situated off Ballymena Road, Doagh.

The property comprises entrance hall, lounge, family room, study, modern fitted kitchen, sun porch/breakfast room, five bedrooms, to include principal en suite, and separate, deluxe, family bathroom.

Externally, the property enjoys private driveway area, double garage with floored roof space area, and gardens front and rear, finished in lawn, paved patio area, timber decking, and range of mature plants, trees and shrubbery.

Other attributes include oil heating and PVC double glazing.

Early interest highly recommended.



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		
Northern Ireland	EU Directive 2002/91/EC	

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