COLIN GRAHAM RESIDENTIAL

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57 Moyra Road, Doagh, Ballyclare, BT39 0SQ

- Detached Family Home
- Lounge With Gas Fire
- Utility Room; Furnished Cloakroom
- Deluxe Fully Tiled En Suite Shower Room
- Private Driveway; Integral Garage
- Four Bedroom; Three+ Reception
- Kitchen With Informal Dining Area
- Deluxe Fully Tiled Family Shower Room
- Gas Heating; PVC Double Glazing
- Fully Landscaped Site

Offers Over £269,950

EPC Rating C





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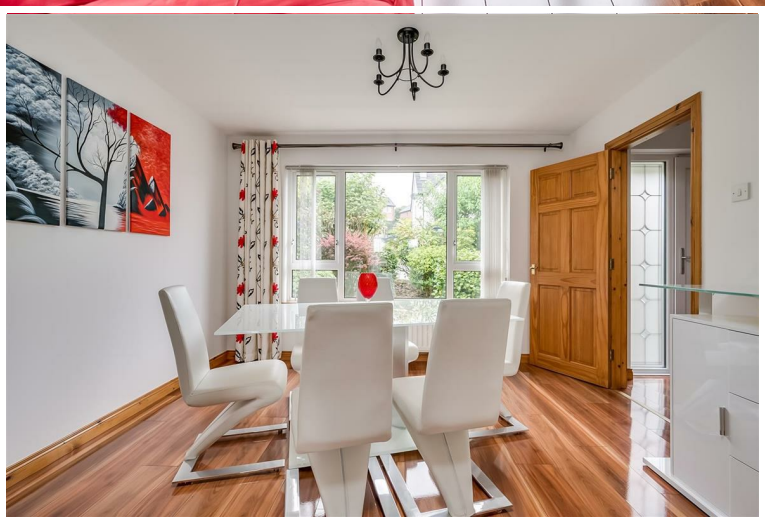


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 16'7" x 11'9"

Gas fire in contemporary fireplace. Wood laminate floor covering. PVC double glazed doors to rear garden. Glass panelled French doors leading to:

DINING ROOM 11'10" x 10'5"

Picture window to front elevation. Wood laminate floor covering.

FAMILY ROOM 14'7" x 9'8"

Wood laminate floor covering.







KITCHEN WITH INFORMAL DINING AREA 15'11" x 12'5" (wps)

Modern fitted kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven, fridge and dishwasher. Tiled floor. Twin windows to rear elevation.

UTILITY ROOM 10'9" x 9'10"

Range of low level fitted storage units, with contrasting melamine work surface. Plumbed for automatic washing machine. Space for freezer. Access to cloakroom and garage. Tiled floor. PVC double glazed door to rear garden.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

FIRST FLOOR

LANDING

Access to hot press and floored roof space.

PRINCIPAL BEDROOM 14'0" x 13'7" (wps)

Wall to wall fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering. Elevated rural views to rear.

DELUXE FULLY TILED ENSUITE SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator.

BEDROOM 2 11'4" x 9'10"

Wood laminate floor covering.

BEDROOM 3 11'9" x 9'9"

BEDROOM 4 14'7" x 10'9"

DELUXE FULLY TILED SHOWER ROOM

White contemporary three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower with drench shower head. Chrome towel radiator.

EXTERNAL

Generous sized private driveway area finished in tarmac.
Low maintenance front garden finished in decorative stone and range of plants, trees and shrubbery.
Entrance porch.
External lighting.
Fully enclosed low maintenance rear garden finished in paved patio areas, decorative stone and range of plants, trees and shrubbery.
Outside tap.
Service area to side.





INTEGRAL GARAGE 17'3" x 10'9"

Up and over main door. Separate service door to utility room. Power, light and gas fired central heating boiler.

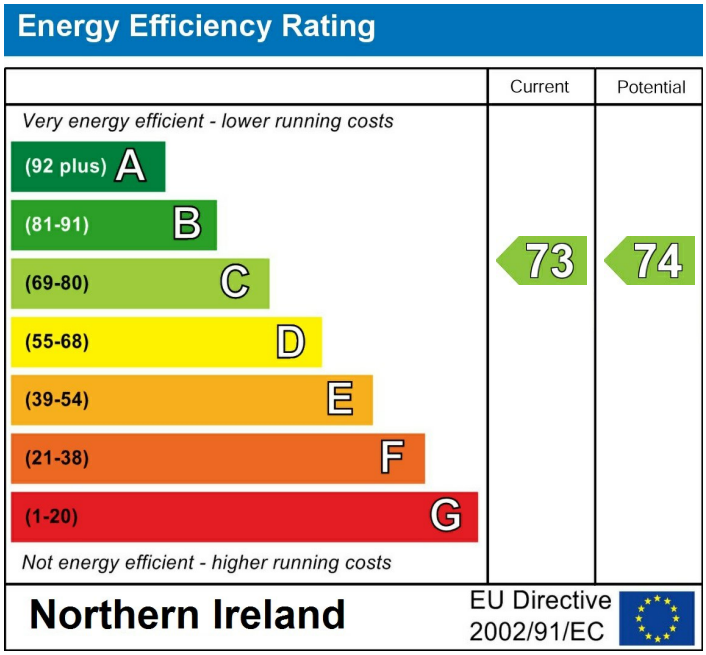
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



Immaculately presented four bedroom / three+ reception detached family home, located on the Moyra Road, Doagh, Ballyclare. The property comprises entrance hall, lounge with gas fire, dining room, family room, kitchen with informal dining area, utility room, furnished cloakroom, four well proportioned bedrooms, to include principal en suite, and deluxe fully tiled family shower room. Externally the property enjoys generous sized private driveway finished in tarmac, integral garage and low maintenance gardens front and rear, finished in decorative stone, paved patio areas and wide array of plants, trees and shrubbery. Other attributes include gas heating, PVC double glazing and village location. 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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