COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



1 Cogry Manor, Doagh, BT39 0UB

- Immaculately Presented Detached Home
- Kitchen With Informal Dining Area
- Deluxe Bathroom & En Suite Shower Room
- Generous Sized Private Driveway
- Private, Mature Site
- Four Bedroom; Three+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Select Development; Convenient Location

Offers Over £350,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor. Access to under stairs store. Glass panelled French doors leading to dining room.

LOUNGE 18'11" x 11'11"
Gas fire in granite fireplace with matching hearth and contrasting surround. Timber flooring.

DINING ROOM 13'1" x 11'1"
Dual aspect windows.

FAMILY ROOM 14'0" x 11'0"
Wood laminate floor covering. PVC double glazed French doors leading to rear garden.

KITCHEN WITH INFORMAL DINING AREA 13'9" x 10'8"
Modern fitted kitchen with range of high and low level storage units with contrasting 'Corian' worktop, matching upstands and window sill. Matching island unit with breakfast bar area. Inlaid 1.5 bowl stainless steel sink unit. Integrated touch screen 'Neff' induction hob with extractor hood over. Integrated 'Neff' oven and combination microwave oven. Integrated larder fridge, separate freezer, and dishwasher. Integrated bin storage. Tiled floor.







UTILITY ROOM 6'10" x 5'8"

Range of high and low level fitted storage units with woodblock effect melamine worktop. Stainless steel sink unit with draining bay. Plumbed and space for automatic washing machine. Space for tumble dryer. Tiled floor. Access to roof space. PVC double glazed door leading to rear garden.

FURNISHED CLOAKROOM

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

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 13'8" x 10'9"

Fitted wardrobes in mirror panelled sliding doors.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator.

BEDROOM 2 14'1" x 11'1"

BEDROOM 3 13'1" x 11'1"

Dual aspect windows.

BEDROOM 4 11'10" x 11'1" (wps)

Wall to wall fitted wardrobes in mirror sliding doors.

DELUXE FULLY TILED BATHROOM

Contemporary, white three piece suite comprising tile encased bath, floating vanity unit and WC. Towel radiator.

EXTERNAL

Double gates leading to generous sized private driveway area finished in decorative stone.
Front and side gardens finished in lawn and range of plants, trees and shrubbery.
Tiled entrance porch.
External lighting.
Electric car charging point.
External power points.
PVC soffits, fascia and rainwater goods.
Fully enclosed side and rear gardens finished in lawn, paved patio areas, pergola and range of plants, trees and shrubbery.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

MATCHING DETACHED GARAGE approx. 16'4" x 10'2"

To include partitioned store area to rear.

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.

CUSTOMER DUE DILIGENCE

`As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.





These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Immaculately presented, four bedroom, three+ reception, detached family home, occupying a private corner site within a small, select cul-de-sac development outside Doagh village, Ballyclare.

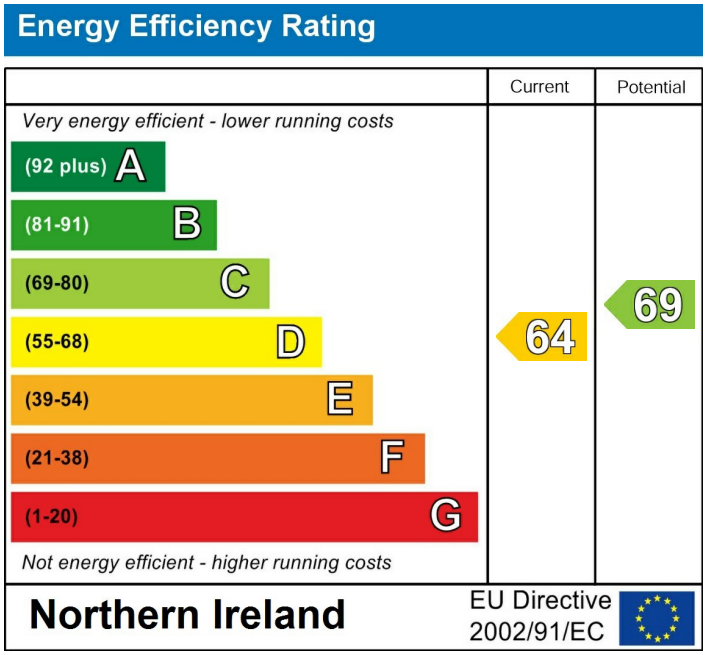
The property comprises entrance hall, lounge, dining room, family room, kitchen with informal dining area, utility room, furnished cloakroom, four well-proportioned bedrooms, to include principal bedroom with en suite, and separate deluxe family bathroom.

Externally, the property enjoys generous sized private driveway, matching detached garage with store to rear, and gardens to front, side and rear, finished in lawn, patio areas and range of plants, trees and shrubbery.

Other attributes include oil heating and PVC double glazing.

Early interest highly recommended.





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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