



6 Kellburn Park, Doagh, Ballyclare, BT39 0SJ

- End Terrace
- Lounge With Focal Point Fireplace
- Bathroom With White Suite
- Private Driveway
- Gardens Front & Rear
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- PVC Double Glazing; Economy 7
- Matching Detached Garage
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £79,950

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Glass panelled front door with matching side screen. Glass panelled door leading to:

LOUNGE 14'0" x 10'2"

Focal point fireplace. Picture window to front elevation. Access to shelved store. Wood laminate floor covering.

REAR HALL

Stairwell to first floor.



KITCHEN WITH INFORMAL DINING AREA 11'4" x 10'5"

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point with stainless steel extractor hood over. Plumbed for automatic washing machine. Splash back tiling to walls.

REAR PORCH

Glass panelled door to rear garden, driveway and garage.

FIRST FLOOR

LANDING

Access to store and roof space.

BEDROOM 1 11'4" x 8'11"

Large built in wardrobe. Wood laminate floor covering.

BEDROOM 2 10'6" x 10'2"

Large built in wardrobe. Wood laminate floor covering.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls. Tile effect wood laminate floor covering.

EXTERNAL

Front garden finished in stone and tree bark.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, decorative stone and timber decking.

Double gates leading to private driveway area finished in concrete.

Twin stores.

Outside tap.

External lighting.

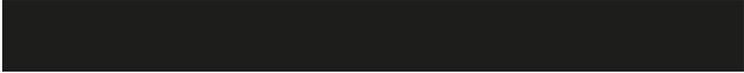
MATCHING DETACHED GARAGE 16'8" x 10'5"

Power operated roller shutter door. Separate PVC service door to driveway and garden.

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 two bedroom end terrace house with private driveway and matching detached garage, located within the popular Kellburn Park development, Doagh, Ballyclare. The property comprises entrance hall, lounge with focal point fireplace, kitchen with informal dining area, rear porch, two well proportioned bedrooms with large built in wardrobes and bathroom with white three piece suite. Externally the property enjoys gardens front and rear, double gates to private driveway area and garage with power operated electric door. Other attributes include PVC double glazing, Economy 7 heating and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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