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# 8 Douglas Hill, Doagh, Ballyclare, BT39 0FL

- Semi Detached Villa
- Lounge; Wood Burning Stove
- Deluxe Bathroom With Four Piece Suite
- Private Driveway
- Views Towards Cave Hill
- Three Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- 'Chain Free' Sale; 'B Rated' EPC

Offers Over £194,950

EPC Rating B





# 8 Douglas Hill, Ballyclare, BT39 0FL





## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

Composite front door with hardwood double glazed side screen. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

### FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising semi pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

### LOUNGE 18'6" x 11'0" (wps)

Box bay window to front elevation with elevated rural views towards Cave Hill. Cast iron wood burning stove on slate hearth. Wood laminate floor covering.







## KITCHEN THROUGH DINING ROOM 18'4" x 12'7" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit. Integrated gas hob with stainless extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed for automatic washing machine. Gas fired central heating boiler (housed in matching unit). Splash back tiling to walls. Tiled floor. PVC double glazed French doors to rear garden.

## FIRST FLOOR

## LANDING

Access to twin stores and roof space.

## PRINCIPAL BEDROOM 12'9" x 11'4"

Panelled feature wall.

## DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising panelled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit (pressured system). Floor to ceiling wall tiling to sink unit. Tiled floor. Chrome towel radiator.

## BEDROOM 2 11'10" x 11'3" (wps)

Elevated rural views towards Cave Hill.

## BEDROOM 3 8'3" x 7'9"

Elevated rural views towards Cave Hill.

## DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Splashback tiling to walls. Tiled floor.

## EXTERNAL

Front garden finished in lawn and shrubs.
Private driveway finished in tarmac.
External lighting.
PVC fascia, soffits and rainwater goods.
Large, fully enclosed, tiered side and rear gardens finished in lawn, brick pavior, slate chippings and timber decking.
Outside tap.
External power points.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



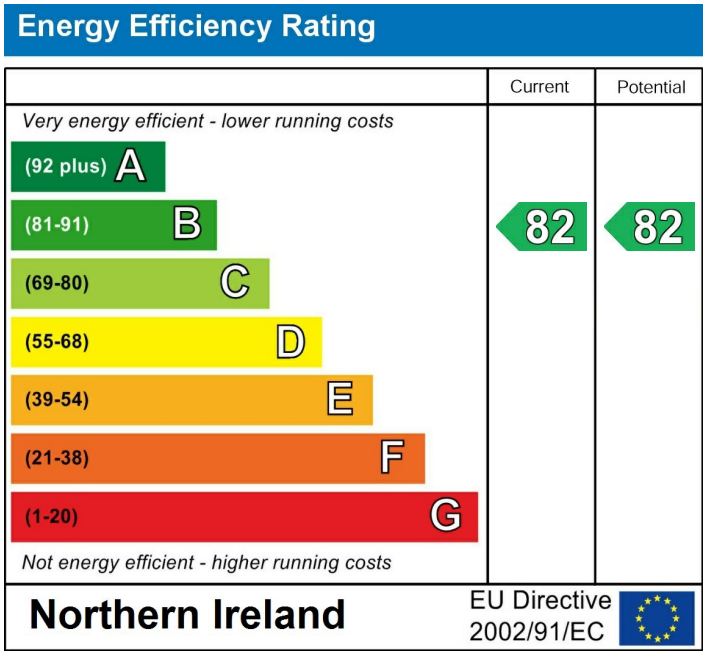


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



***Immaculately presented, spacious, three bedroom, semi detached home, with generous sized, fully enclosed side and rear gardens, occupying a prime site, enjoying elevated views towards Cave Hill, located within the well sought after Douglas Hill development, Moyra Road, Doagh, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove, kitchen through dining room, with modern fitted kitchen, three well-proportioned first floor bedrooms, to include principal with deluxe en suite shower room, and deluxe family bathroom with contemporary, white four piece suite. Externally, the property enjoys private driveway finished in tarmac, front garden finished in lawn and shrubs, and large, fully enclosed, tiered side and rear gardens, finished in lawn, brick pavior, slate chippings and timber decking. Other attributes include gas fired central 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

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