COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com




# 92 Ballymena Road, Doagh, Ballyclare, BT39 0RN

- Detached Family Home
- Two+ Reception Rooms
- Deluxe Shower Room
- Utility Room; Furnished Cloakroom
- Extensive Gardens Front And Rear
- Four Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Private Driveway; Integral Garage; Detached Garage
- Rural Views; Convenient Location

Offers Over £295,000

EPC Rating E





# 92 Ballymena Road, Ballyclare, BT39 0RN





## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

Hardwood, panelled front door with double glazed, stained glass side screens. Solid timber parquet flooring. Open tread stairwell to first floor gallery landing. Part vaulted ceiling.

### CLOAKROOM

Access to:

### FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Half tiling to walls.

### LOUNGE 20'6" x 17'11"

Tiled inglenook fireplace with cast iron wood burning stove and stone clad surround. Dual aspect windows. Glass panelled French doors leading to:

### CONSERVATORY 18'9" x 9'5"

In PVC double glazed frame with matching French door to rear garden. Chinese slate flooring.







## DINING ROOM 17'0" x 10'5"

Open fire with tiled hearth. Dual aspect windows. Fitted dresser unit.

## KITCHEN WITH INFORMAL DINING AREA 13'2" x 12'9"

Country style kitchen with range of high and low level storage units and contrasting solid granite work surface. Ceramic Belfast sink. Rural views. Tiled inglenook recess with oil fired range/oven cooker. Integrated double oven, under counter fridge and dishwasher. Splash back tiling to walls. Tiled floor.

## UTILITY ROOM 15'8" x 6'7"

Fitted storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Tiled floor. Hardwood door accessing rear garden. Access to integral garage.

## FIRST FLOOR

## GALLERY LANDING

Access to shelved hot press and roof space.

## PRINCIPAL BEDROOM 15'8" x 9'8"

Rural views.

## EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splash back tiling to sink.

## BEDROOM 2 18'9" x 12'1"

Dual aspect windows. Rural views. Range of fitted wardrobes and storage.

## BEDROOM 3 14'7" x 13'0"

Rural views.

## BEDROOM 4 15'1" x 10'8" (plus recess)

Rural views.

## DELUXE SHOWER ROOM

Wet room style shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully panelled walls.

## EXTERNAL

Timber double gates leading to generous sized private driveway area finished in decorative stone.
Extensive gardens front and rear finished in lawn, paved patio area and wide array of mature plants, trees and shrubbery.
External lighting.
Outside tap.
PVC oil storage tank.
PVC soffits, fascia and rainwater goods.

## INTEGRAL GARAGE 22'7" x 15'8"

Power operated up and over double door. Separate service door to utility room. Power and light. Access to roof space.

## MATCHING DETACHED GARAGE 20'5" x 11'2"

Up and over door. Power and light.





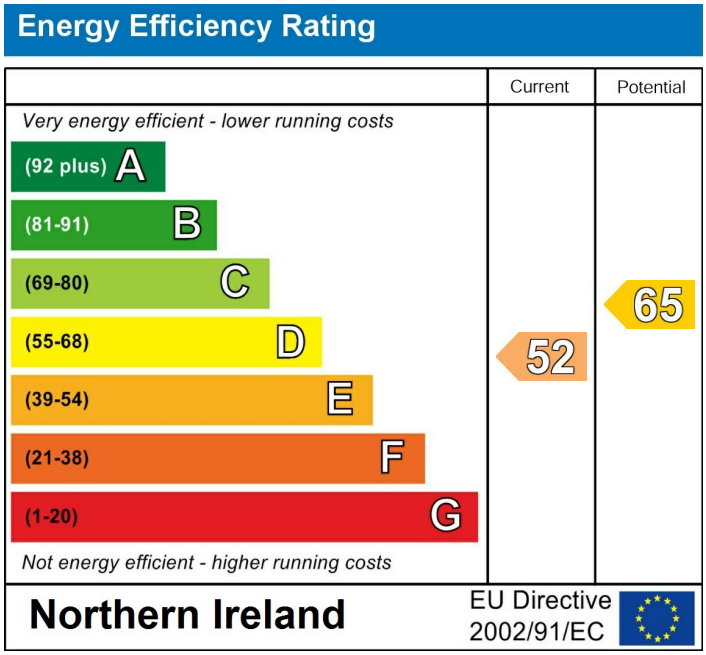
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



***Well presented, four bedroom / two+ reception, detached family home with conservatory extension, integral garage and separate detached garage, occupying a generous sized site enjoying rural views, located off the Ballymena Road, Doagh, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with wood burning stove and glass panelled French doors leading to conservatory, separate dining room with open fire, kitchen with informal dining area, utility room, four well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and separate deluxe shower room with wet room style shower enclosure. Externally the property enjoys timber double gates leading to generous sized private driveway area finished in decorative stone., integral garage, separate matching detached garage, and extensive gardens front and rear finished in lawn, paved patio area and wide array of mature plants, trees and shrubbery. Other attributes include oil 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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