

71 Doagh Road, Ballymena, BT42 3PR



PRICE Offers Over £275,000

Position within a popular unspoilt rural location close to Ballyclare and Ballymena town centres. This well presented four bedroom detached bungalow will interest the purchaser searching for a home with a well balanced living layout surrounded by open countryside at a realistic price. With homes in rural locations in demand an early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Detached Bungalow**
- **3/ 4 Bedrooms: 2/ 1 Reception**
- **Prime Elevated Site With Far Reaching Countryside Views**
 - **Popular Picturesque Rural Location**
 - **Open Plan Kitchen/ Living/ Dining Layout**
 - **Shaker Fitted Kitchen/ Utility Room**
- **Modern Four Piece Family Bathroom / Modern En Suite**
- **Integral Garage With Covered Carport To Rear**
 - **Double Glazing/ Oil Fired Heating**



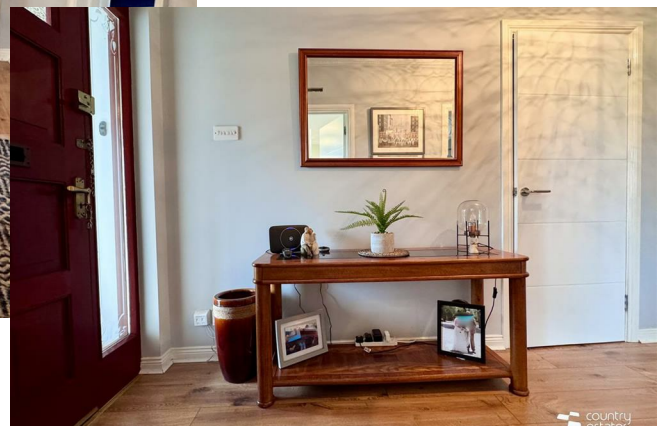
ACCOMMODATION

OPEN COVERED ENTRANCE PORCH

Entrance door with double glazed full height side screen into:-

WELL PRESENTED ENTRANCE HALL

Rustic oak laminate plank flooring. Large walk-in cloak cupboard.



LOUNGE 15'0" x 13'3"

Attractive marble open fireplace with matching hearth and inset with back boiler. Exposed hardwood flooring. Picture style window with far reaching views over garden extending towards surrounding countryside. Dual wall light facility.



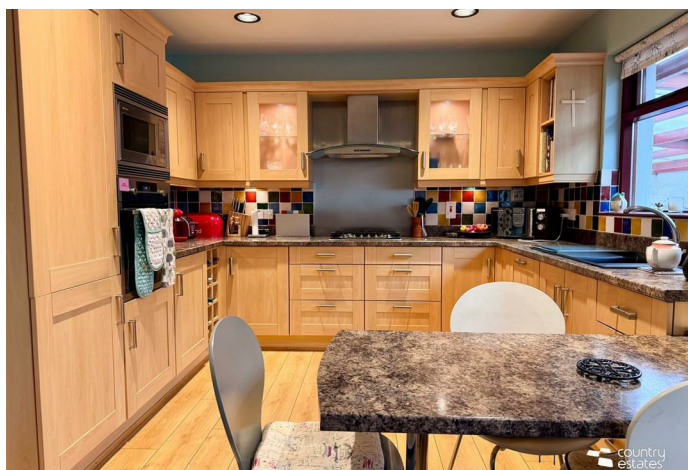
DINING ROOM/ BEDROOM 4 13'3" x 9'9"

Quality hardwood exposed floor. Suitable for 4th Bedroom if required.



OPEN PLAN KITCHEN/ LIVING/ DINING ROOM 19'7" x 10'8"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Inlaid colour coded one and half bowl drainer sink unit with mixer tap. Twin glazed cabinets. Integrated eye level microwave with under oven. Separate four gas hob with overhead extractor fan housed in stainless steel canopy with glass hood and stainless steel splashback. Fixed wine rack. Integrated dishwasher and under counter fridge. Pull out fitted carousel unit. Fixed breakfast table for casual dining. Quality laminate plank flooring. Dual window aspect.



UTILITY ROOM 10'2" x 5'9"

Fitted with a range of low level units single drainer stainless steel sink unit. Plumbed for washing machine. Part tiled walls. Tile floor. External door to rear.

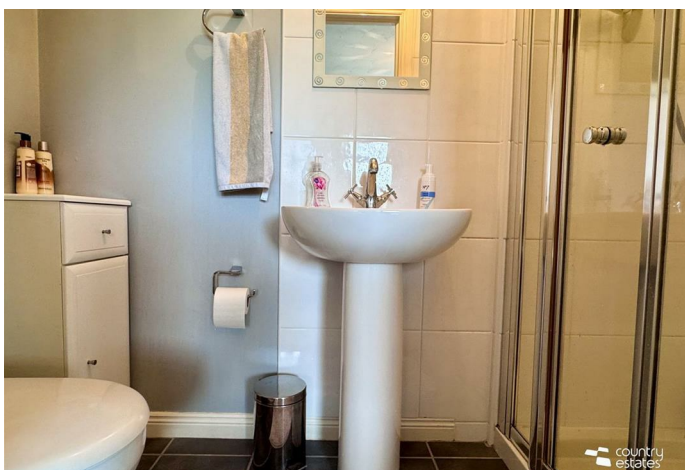


BEDROOM 1 12'3" x 10'9"

Bespoke fitted modern wall to wall sliderobe with mirrored centre. Views over gardens extending over surrounding countryside.

EN SUITE

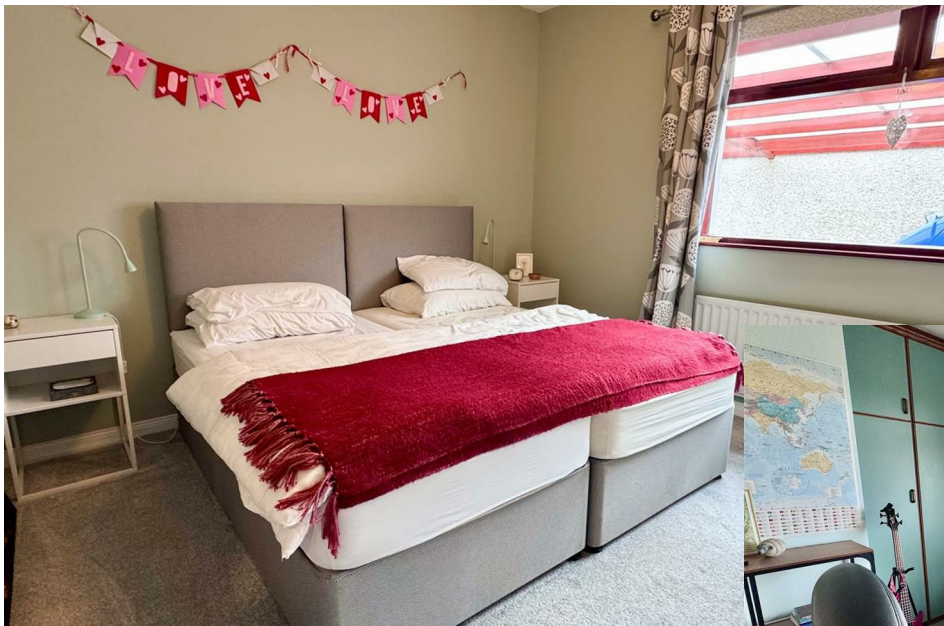
Comprising pedestal wash hand basin, button flush w.c and fully tiled shower enclosure with electric shower unit. Tiled floor.



BEDROOM 2 12'2" x 11'1"

BEDROOM 3 10'9" x 10'1"

Presently used as study. Built-in fitted wardrobe with overhead storage. Views over gardens extending towards surrounding countryside.



MODERN FAMILY BATHROOM

Four piece suite comprising pedestal wash hand basin with single lever tap, button flush w.c, tiled panelled bath with hand shower attachment and quarter rounded shower cubicle with electric shower unit. Tiled floor.



OUTSIDE

Extensive private site accessed via twin entrance pillars. Well tended large gardens laid in lawn to front and sides stocked with a variety of shrubs and plants.

Driveway with ample parking for a variety of vehicles leading to full width covered secure carport to rear. Outside tap and light.



INTEGRAL GARAGE 18'3" x 11'4"

With up and over door. Power and light.

Store room to rear. 9'3" X 7'7". Oil fired boiler. Furnished cloakroom with low flush w.c. and pedestal wash hand basin.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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