

3 Crescentburn, Doagh, BT39 0TT



- Attractive Mid Town House
- 3 Bedrooms
- 1+ Reception
- Highly Regarded Mews Style Cul De Sac
- Luxury Modern Family Bathroom
- Kitchen With Casual Dining Aspect
- PVC Double Glazed Windows
- Excellent First Time Buy
- Private Enclosed Garden With Rear Access
- Oil Fired Central Heating/ Solid Fuel Link Up

PRICE Offers Over £158,950

3 bedroom townhouse situated within a quiet secluded cul se sac of 8 only similar houses, on the outskirts of Doagh Village, close to all village amenities. PVC double glazed windows and oil fired central heating are installed. This is an ideal first time buy/ investment opportunity and viewing is highly recommended.

> 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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Staircase to first floor.

LOUNGE 14'10" x 14'4"

Attractive Adam style fireplace in mahogany surround with marble/ granite inset and matching hearth. Understairs cloak/ storage cupboard. Feature bow window. Quality light oak effect laminate plank flooring. Twin glass panelled doors into:-



OPEN PLAN KITCHEN/ DINING AREA 17'7" x 10'9"

Equipped with a comprehensive range of fitted high and low level units with oak trim and matching oak effect work surfaces. Glazed display cabinet with open ended corner displays, window pelmet and integrated breakfast bar style return. Space for free standing cooker. Inlaid stainless steel sink unit and mixer tap. Complementary splashback tiling. Dining Area with sliding patio doors to rear garden.



FIRST FLOOR

LANDING

Shelved hot press with insulated hot water cylinder immersion heater. Access to roof space.

BEDROOM 1 14'4" x 10'6"

BEDROOM 2 10'8" x 10'6"



BEDROOM 3 11'1" x 6'10"

At max. Presently used as home office. Built in wardrobe.

DELUXE FAMILY BATHROOM

Three piece white suite comprising 'P' shaped panelled bath in fully tiled surround with fixed shower screen and thermostatically controlled shower attachment, modern vanity unit in gloss white finish with monobloc tap and low flush w.c. PVC panelled ceiling with recessed low voltage lighting.



OUTSIDE

Accessed off The Burn Road, on the outskirts of Doagh Village.

A row of 8 townhouses providing privacy and seclusion with screening trees bounding Doagh River.

Two resident parking spaces, with visitor parking available.

Neat front garden stocked with a variety of shrubs.

Private enclosed rear garden within screening perimeter fencing and matching gateway accessing rear pedestrian right of way.

PVC oil storage tank. Modern condensing oil fired boiler.

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		
(39-54) E		
(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.



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