

127 Doagh Road, Ballyclare, BT39 9ET



- Double Fronted Farmhouse
- 3/4 Bedrooms/ 2 receptions
- Private Mature Site Circa 0.5 Acre
- Range of Associated Outbuildings
- Priced to Allow For Modernisation
- Central Town Location
- Four Piece Family Bathroom
- Light Oak Effect Kitchen
- PVC Double Glazing/ Oil Fired Central Heating
- Integral Garage

**PRICE Offers Around
£225,000**

Centrally situated this attractive double fronted farmhouse occupies a mature extensive site extending to circa 0.5 acre with associated outbuildings. The Property comprises 3/ 4 first floor bedrooms, 2 receptions, kitchen and first floor family bathroom. Priced to allow for modernisation the sale represents a unique opportunity to purchase a home with potential and with the varied range of outbuildings it should facilitate a number of business interests / hobbies etc (subject to the appropriate planning approvals.)

> 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

PVC double glazed front door with leaded glass inset into:-

ENTRANCE HALL

Open understairs recess.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin and low flush w.c. Part tiled walls.

LOUNGE 17'6" x 11'6"

Tiled fireplace with tiled hearth and mahogany mantle. Dual window aspect.



FAMILY ROOM 17'6" x 11'9"

Plus bay window. Attractive period style tiled fireplace with mahogany carved wooden surround and quarry tiled hearth.

FARMHOUSE STYLE KITCHEN 18'3" x 7'6"

Equipped with a range of high and low level light oak effect fitted units with contrasting Work surfaces. Inlaid single drainer stainless steel sink with mixer tap. Integrated under oven with four ring hob. Overhead extractor farm housed in stainless steel canopy. Twin leaded glass display cabinets. Plumbed for washing machine. Part tiled walls. Mahogany effect PVC double glazed external door. Service door into garage.



FIRST FLOOR

SPACIOUS GALLERY STYLE LANDING

Large shelved hot press with Willis style immersion.

BEDROOM 11'6" x 8'3"

BEDROOM 2 11'6" x 8'3"

BEDROOM 3 18'0" x 10'6"

Dual window aspect. Fitted double wardrobe.

FAMILY BATHROOM

With four piece suite comprising low flush w.c, vanity unit with monobloc tap and panelled bath. Fully tiled shower enclosure with electric shower unit.



Service door into:-

ADDITIONAL ROOM 16'8" x 13'6"

Approximately. Suitable for a variety of uses such as guest bedroom, games room, home office etc. Dual window aspect. Access to loft.

OUTSIDE

Accessed via a shared lane from the Doagh Road, Ballyclare.

Large private driveway and parking facilities suitable for a number of vehicles.

Extensive mature private site extending to circa 0.5 acre screened by a variety of mature trees and hedgerow.

A number of outbuildings including -Integral garage.

STONE BUILT STORE 17'3" x 17'6"

With power and light.

PARTIONED ATTACHED STORE 17'6" x 9'7"

With twin wooden gates.

WORKSHOP 21'0" x 38'9"

With power and light. Sliding door.

BARN 55'0" x 12'3"

Approximately. With external staircase to 1st floor.





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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

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