

4 Douglas Hill, Doagh, BT39 0FL



- Superb Modern Semi Detached House
- 3 Bedrooms / 1+ Reception
- Contemporary Open Plan Shaker Kitchen With Dining Area
- Furnished Modern Cloakroom / Alarm System
- Deluxe Ensuite / Modern Family Bathroom
- Excellent first Time Buy
- PVC Triple Glazed Windows (Recently Installed)/ PVC Fascia And Soffits
- Gas Fired Central Heating
- Private Enclosed Rear Garden And Patio Area
- Popular Village Location

PRICE Offers Over £205,000

Situated within the well regarded 'Douglas Hill' development in Burnside Village. This modern well presented former show home has been finished to a high specification and recently had triple glazing and a new composite door installed. Enjoying a spacious living layout incorporating lounge with multi fuel stove, open plan luxury shaker kitchen with living/ dining aspect, ensuite bathroom and a modern family bathroom. With new home prices on the increase this property represents excellent value for money. An early viewing is advised.

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

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Composite front door with multi point locking system.

ENTRANCE HALL

Stairwell to first floor. Understair storage. Cottage style doors throughout. Quality light oak effect flooring extending into lounge.

CLOAKROOM

Modern two piece white suite comprising low flush w.c and semi pedestal wash hand basin with monobloc tap and tiled splashback. Ceramic tiled floor.

LIVING ROOM 17'9" x 12'0"

Inglenook style fireplace with cast iron multi fuel stove inset on slate hearth. Feature front bay window with new pitched roof.



LUXURY SHAKER KITCHEN/ DINING AREA 18'4" x 9'7"

Deluxe fitted kitchen equipped with a comprehensive range of high and low level shaker style units with contrasting stone effect work surfaces. Inlaid one and half bowl stainless steel sink unit with mixer tap and drying tray. Inlaid ceramic 4 ring hob with electric under steam oven and stainless steel pyramid style extractor unit. Integrated fridge freezer and integrated dishwasher. Recess and plumbing for automatic washing machine. Housed gas fired central heating boiler. Recessed under unit lighting. Complementary metro brick style wall tiling. Ceramic tiled floor. PVC double glazed French doors to rear garden.



FIRST FLOOR

LANDING

Shelved storage cupboards.

BEDROOM 1 12'7" x 11'2"

ENSUITE SHOWER ROOM

With three piece white suite comprising full width shower cubicle with mains shower over and sliding screen door, low flush w.c and semi pedestal wash hand basin with mixer tap and tiled accent panel. Ceramic tiled floor.



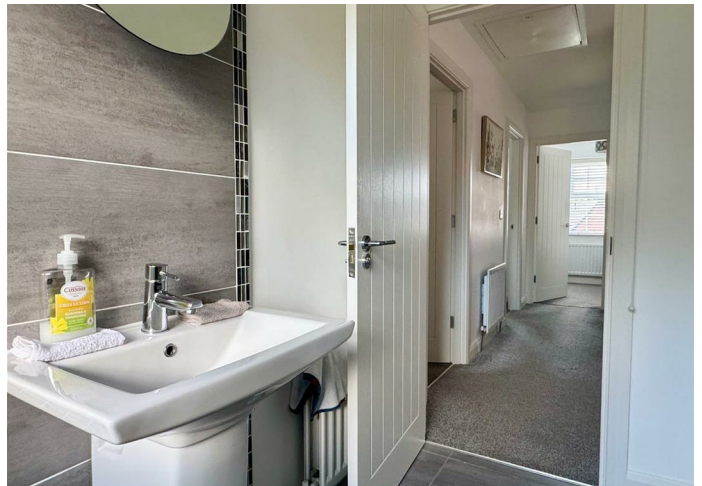
BEDROOM 2 12'0" x 9'8"

BEDROOM 3 8'4" x 7'2"



MODERN BATHROOM

With contemporary three piece white suite comprising panelled bath with mixer tap and surrounding wall tiling, low flush w.c and semi pedestal wash hand basin with mixer tap and tiled accent panel. Ceramic tiled floor.



OUTSIDE

Neat well maintained front garden in lawn.

Private tarmac driveway to side with ample parking.

Private enclosed rear garden laid in pavior brick with raised enclosed lawn area.

Outside light. Water tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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.



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