info@country-estates.com www.country-estates.com

65 Mill Green, Doagh, BT39 0PH









- Modern Linked Detached Family Home
- 4 Bedrooms/ 2+ Receptions
- Open Plan Modern Kitchen / Living / Dining Layout
- Modern En Suite Shower Room/ Contemporary 4 Piece Family Bathroom
- Sun Lounge Extension To Rear
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Integral Garage With Private Driveway
- Modern Utility Room
- Highly Regarded Established Development
- Private Enclosed Garden To Rear

PRICE Offers Over £259,950

Positioned within a well regarded established development this spacious 4 bedroom linked detached family home boasts a sun lounge extension, open plan gloss kitchen with living/ dining aspect, modern en suite and a modern 4 piece family bathroom. Externally there is an integral garage with a private driveway and the property enjoys a private enclosed rear garden with far reaching unspoilt views over the surrounding countryside.

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

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

ACCOMMODATION

Hardwood front door with double glazed glass side screen into:-

SPACIOUS ENTRANCE HALL

Access to under stair storage cupboard. Access to downstairs w.c. Tiled floor extending through to kitchen/dining/sun room and utility.

LOUNGE 19'2" x 12'04"

Attractive modern cast iron fireplace with Marble surround and polished granite hearth. Quality hard wood flooring. Dual window aspect.





OPEN PLAN KITCHEN/ DINING/ LIVING 13'3" x 18'5"

Equipped with a comprehensive range of high and low level units in ivory gloss finish with contrasting wood effect drawers and worktops with upstand. Inlaid stainless steel single drainer sink unit with swan neck mixer tap. A host of integrated appliances including five ring gas hob with stainless steel splashback and overhead extractor fan, integrated microwave, eye level electric oven, dishwasher and fridge freezer. Wine rack. Recessed spotlights. porcelain tiled floor extending into:-

SUN LOUNGE 11'5" x 11'7"

Modern free standing log burner. Views over garden extending over countryside. Twin double glazed patio doors opening to private enclosed rear garden and patio.





UTILITY ROOM 12'2" x 5'6"

Equipped with a range of low level matching units with contrasting worksurfaces. Single drainer sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Service door into:-

INTEGRAL GARAGE 18'6" x 11'6"

Roller shutter door. Power and light. Housing for oil boiler.

FIRST FLOOR

SPACIOUS LANDING

Access to hot press. Access to fully floored loft via pull down ladders.

BEDROOM 1 14'3" x 12'4"
Views over open countryside to rear. Feature painted panelled accent wall with dual fixed wall lights.

DELUXE EN SUITE
Comprising pedestal wash hand basin with monobloc tap and tiled splashback, button flush w.c. and fully tiled shower enclosure with 'Triton' electric shower. Heated towel rail. Recessed spotlights. Tiled floor.




BEDROOM 2 11'8" x 21'9"
'Fakro' skylight window. Under eaves storage.

BEDROOM 3 11'4" x 9'8"
At widest points.

BEDROOM 4 7'9" x 8'4"
Presently used as home office. Laminate plank floor.




CONTEMPORARY FOUR PIECE FAMILY BATHROOM
Comprising freestanding bath, button flush w.c, floating vanity unit with monobloc tap and tiled accent panel and fully tiled quarter rounded shower enclosure with thermostatically controlled shower. Recessed spot lights. Part tiled walls. Tiled floor.

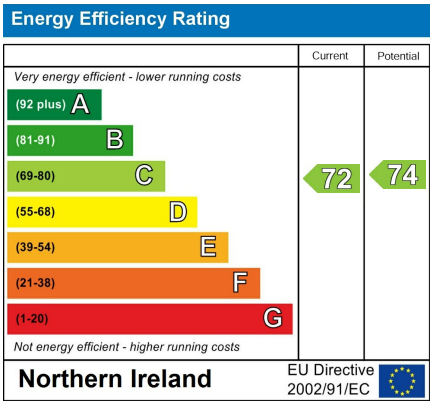



OUTSIDE

Private driveway to front and side leading to integral garage. Hard landscaped garden to front.
Private enclosed garden to rear screened by perimeter fence and laid in lawn bordered by open countryside.
Paved patio area perfect for summer barbeques.







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

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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.

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:
These particulars do not constitute any part of an offer or contract
All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor
None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact
Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars
The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme