

## 44 The Burn Road, Doagh, Ballyclare, BT39 0QH



**PRICE Offers Over  
£275,000**

*Positioned on a mature site extending to circa 0.3 acre within a well-regarded rural location. This impressive extended detached bungalow will ideally suit the purchaser searching for a home in an enviable location with the potential for further accommodation subject to the appropriate planning approvals. Realistically priced this property does require some updating but enjoys a spacious well planned living layout incorporating 3 or 4 bedrooms, 3+ or 2+ receptions, family bathroom, kitchen with casual dining area and separate utility room. Situated within walking distance of Doagh village and within close proximity to Parkgate, Templepatrick and Ballyclare demand should be high so an early viewing is recommended to avoid disappointment.*

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

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

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



- **Impressive Extended Detached Bungalow**
  - **3 / 4 Bedrooms**
  - **3+ / 2+ Receptions**
  - **Highly Regarded Rural Location**
- **Site Area Extending To Circa 0.3 Acre**
  - **Kitchen with Casual Dining aspect**
  - **Detached Double Garage / Workshop**
  - **Five Piece Family Bathroom**
- **Floored Roofspace Potential For Further Accommodation**  
**(Subject to Planning Approvals)**
- **Double Glazing / Oil Fired Central Heating**





## ACCOMMODATION

### GROUND FLOOR

#### OPEN COVERED ENTRANCE PORCH

Hardwood front door with double-glazed full height double glazed side screens into:-

#### SPACIOUS RECEPTION STYLE ENTRANCE HALL 23'4" x 10'8"

Hardwood exposed herringbone style flooring extending into home office / study. Fixed spiral staircase to floored roofspace.



#### UTILITY STORE 10'9" x 4'4"

#### STUDY / HOME OFFICE 10'9" x 5'9"

Exposed hardwood herringbone style floor.

#### LOUNGE 18'4" x 14'8"

Attractive period style open fireplace with marble inset and wooden surround. Picture style sliding double glazed patio doors to patio and private rear garden. Wooden panelled ceiling.





### **DINING ROOM / POSSIBLE BEDROOM 4 18'4" x 13'3" (at max)**

Picture-style window with views over garden extending towards open countryside. Wooden panelled ceiling.

### **KITCHEN WITH DINING ASPECT 17'3" x 12'4"**

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces, inlaid single drainer stainless steel sink unit with mixer tap. Integrated eye-level oven with separate four ring hob and stainless steel splash back. Breakfast bar style Island with open displays. Part tiled walls in Metro brick tile. Tiled floor. Dual window aspect.



### **FAMILY ROOM / SNUG 12'3" x 10'0"**

Attractive cast iron feature fireplace with raised hearth.

### **INNER HALLWAY**

With ceramic tiled floor. PVC double glazed door to garden.

### **UTILITY ROOM 8'6" x 7'2"**

Fitted with a range of high and low level units with contrasting wood effect work services inlaid single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and fitted double storage cupboards.





## **FURNISHED CLOAKROOM**

Comprising low flush WC and wash hand with tiled splash back. Tiled floor.

## **FRONT HALLWAY**

Leading to-

## **BEDROOM 1 10'3" x 10'2"**

Feature accent panelled wall with matching ceiling. Open plan through to:-

## **DRESSING ROOM 8'6" x 7'9"**

Twin fitted double wardrobes with overhead storage units. Feature full height vaulted ceiling.



## **BEDROOM 2 12'2" x 10'1"**

Feature panelled accent wall with matching ceiling. Fitted 3 bay double wardrobes with open shelving.

## **BEDROOM 3 12'2" x 10'4"**

Feature panelled accent wall with matching ceiling. Fitted twin double wardrobes with overhead storage units.





## **FAMILY BATHROOM**

Comprising bath with telephone hand shower attachment, pedestal wash hand basin, low flush WC and bidet. Separate walk-in shower enclosure. Tiled floor and part tiled walls.



## **FIRST FLOOR LANDING 16'7" x 10'5"**

Feature wooden panelled ceiling with skylight.

## **ROOM 1 12'9" x 10'9"**

Sky light plus gable end window. Access to under-eave storage. Ideal for home office / games room.

## **SHOWER ROOM**

Comprising low flush WC, vanity unit and fully tiled shower enclosure. Access through to further floored loft area. Excellent additional storage facility.





## OUTSIDE

Extensive parking forecourt to front suitable for a variety of vehicles. Garden to front stocked with a variety of shrubs and plants.

Site area extending to circa 0.3 acre laid in lawn and stocked with a variety of shrubs. Large raised paved patio / terrace area perfect for family barbecues etc. Crazy paved walkways. Summer house and greenhouse.

## DETACHED GARAGE / WORKSHOP 30'5" x 16'4"

Approx. Vehicle inspection pit. Open through to adjoining store/ workshop (16.4×10.6) with power and light. Dual window aspect.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	51	61
(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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