



37 Old Ballybracken Road, Doagh, BT39 0TF

- Detached Bungalow & Paddock
- Modern Fitted Kitchen
- Deluxe Fully Tiled Shower Room
- Driveway; Integral Garage
- Adjoining Paddock
- Three Bedroom; Three+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Detached Workshop
- Well Presented Throughout

Offers Over **£325,000**

EPC Rating D



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Disclaimer: Plans are for illustrative purposes only.
Plan produced using Floorplan
37 Old Ballybracken Road, Ballyclare

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor to entrance porch area with timber flooring thereafter. Access to cloakroom and roof space.

LOUNGE 17'7" x 14'7" (wps)

Cast iron, wood burning stove on slate hearth with cast iron surround. Dual aspect windows, enjoying elevated rural views. Timber flooring. Glass panelled door leading to:

DINING ROOM / FAMILY ROOM 13'4" x 9'10"

Timber flooring. Glass panelled French doors leading to:

SUN LOUNGE 13'2" x 11'6"

Elevated rural views. Vaulted ceiling. Chinese slate tiled floor. PVC double glazed door to rear garden.



KITCHEN WITH INFORMAL DINING AREA 15'3" x 13'11" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, solid granite work surface. Inlaid, ceramic 1.5 bowl sink unit. Space for range style oven with stainless steel splashback and extractor hood over. Integrated dishwasher. Glass fronted display cabinets. Built in wine racks. Splashback tiling to walls. Tiled floor. Glass panelled door leading to:

UTILITY ROOM 10'5" x 7'8" (wps)

Range of fitted high level storage units. Melamine work surface area. Plumbed and space for washing machine. Part tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Half tiling to walls. Tiled floor.

BEDROOM 1 15'8" x 9'5"

Elevated rural views. Wall to wall fitted wardrobes in mirror panelled, sliding doors. Timber flooring.

BEDROOM 2 12'8" x 9'10"

Vanity unit. Timber flooring. Rural views to rear.

BEDROOM 3 10'5" x 9'5"

Elevated rural views. Timber flooring.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Built in, shelved store.

EXTERNAL

Generous sized, private driveway area finished in tarmac.

Additional driveway area finished in concrete.

Gardens front, side and rear finished in lawn, paved patio area, water feature and wide array of plants, trees and shrubbery.

Tiled entrance porch.

External lighting.

Outside tap.

Oil storage tank.

INTEGRAL GARAGE 28'4" x 11'9"

PVC coated, roller shutter door. Separate service door to rear. Power, light, oil fired central heating boiler. Fixed stairwell leading to:

FLOORED ROOF SPACE 13'2" x 11'10"

SEPARATE DETACHED WORKSHOP 29'10" x 16'4"

Double doors, power and light.

ADJOINING PADDOCK TO REAR





IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Well presented, three bedroom/three+ reception, detached bungalow with integral garage, detached workshop and adjoining paddock, situated off the Old Ballybracken Road, Doagh.

The property comprises entrance hall, lounge, dining room, sun lounge, kitchen with informal dining area, utility room, furnished cloakroom, three well-proportioned bedrooms, and deluxe fully tiled shower room.

Externally, the property enjoys private driveway, integral garage, detached workshop, and gardens finished in lawn, patio areas, water feature, and range of plants, trees and shrubbery.

Other attributes include oil heating and PVC double glazing.

Early viewing highly recommended.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | 61 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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