

## 31 Ballymena Road, Doagh, BT39 0QR



### PRICE Offers Over £345,000

*Positioned on a mature landscaped extensive site in the heart of Doagh Village. This impressive 4 bedroom detached family home will interest the purchaser looking for their forever home in an enviable location at a realistic price. Boasting 3+ receptions, superb sun lounge and a contemporary open plan living/ kitchen/ dining layout, ground and first floor bathrooms and a large detached garage with parking facilities for a variety of vehicles. An early viewing is recommended.*

> **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

- **Impressive Detached Family Home**
  - **4 Bedrooms**
  - **3+ Receptions**
- **Extensive Prime Mature Landscaped Site**
  - **Master Bedroom With Balcony**
  - **Superb Sun Lounge Extension**
- **Open Plan Contemporary Living/ Kitchen/ Dining Layout**
  - **Luxury Gloss Fitted Kitchen/ Modern Utility Room**
- **Ground Floor Shower Room/ Deluxe First Floor Bathroom**
  - **Large Detached Garage**





## ACCOMMODATION

### GROUND FLOOR

PVC double front door with full height double side screen into:-

#### SPACIOUS ENTRANCE HALL

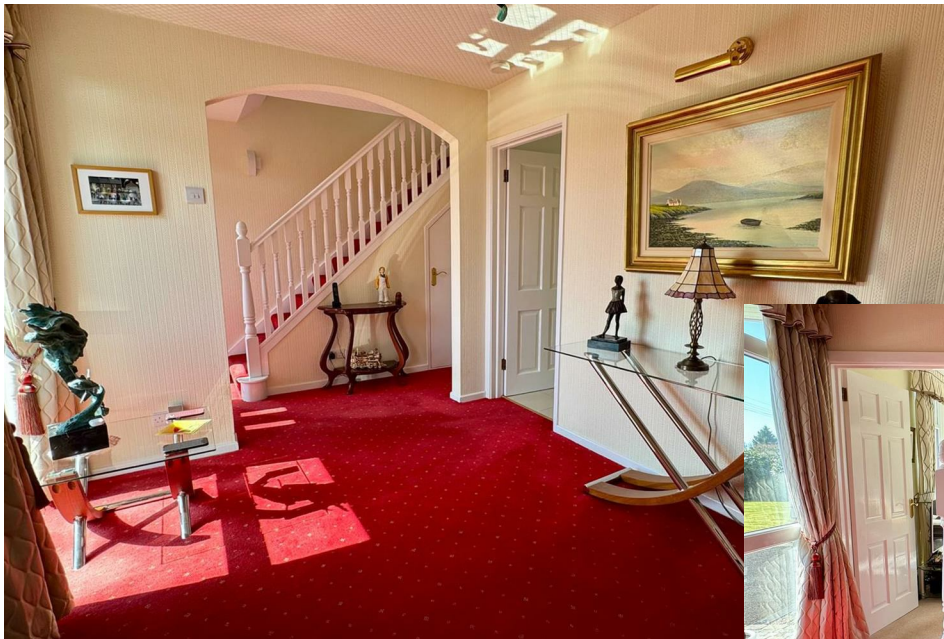
Under stairs storage cupboard.

#### SHOWER ROOM

Comprising low flush w.c, pedestal wash hand basin and fully tiled shower enclosure. Tiled floor.

#### RECEPTION STYLE HALL 12'3" x 8'8"

Full height double glazed picture window.



#### DINING ROOM 18'6" x 10'4"

Dual window aspect.





## OPEN PLAN KITCHEN/ LIVING/ DINING 22'6" x 11'9"

Equipped with a comprehensive range of high and low level modern fitted gloss units with contrasting Quartz work surfaces and upstands. Inlaid stainless steel sink unit with mixer tap. Fixed breakfast bar style return for casual dining. A range of integral appliances including eye level Neff oven, 4 ring Neff hob, dishwasher, overhead angled extractor fan and under counter fridge. Polished porcelain tiled floor. Dual window aspect with views over garden.



## MODERN UTILITY ROOM 13'3" x 6'7"

Fitted with range of low level bench units with matching work surfaces. Single drainer stainless steel sink unit with swan neck tap. Large storage cupboard. Polished porcelain tiled floor. PVC double glazed door.



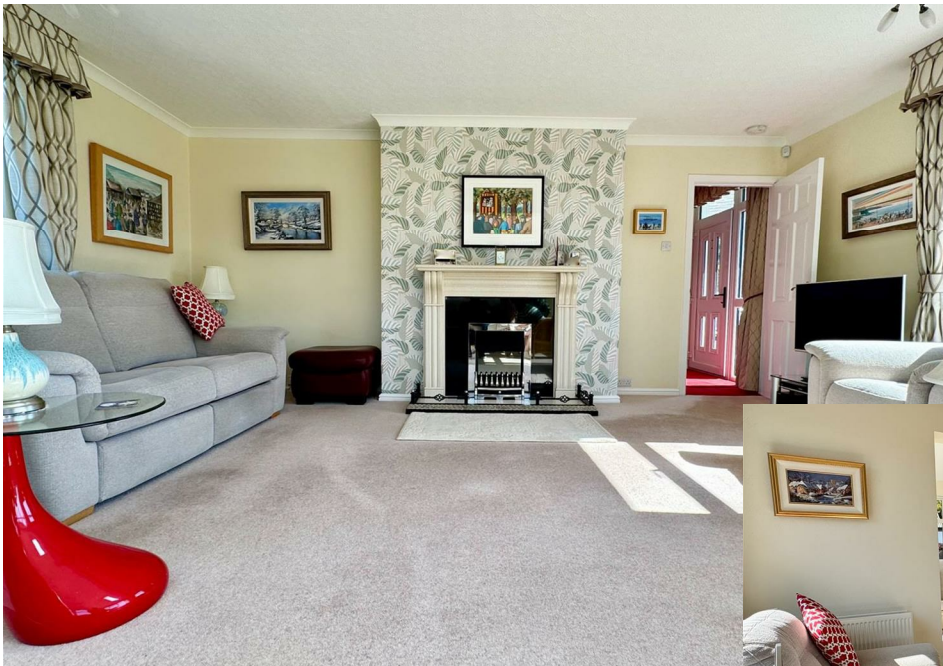


## **LOUNGE 17'8" x 10'2"**

Attractive modern Italian marble fireplace with polished granite inset and open fire. Dual window aspect. Open plan into:-

## **SUN LOUNGE 11'2" x 12'9"**

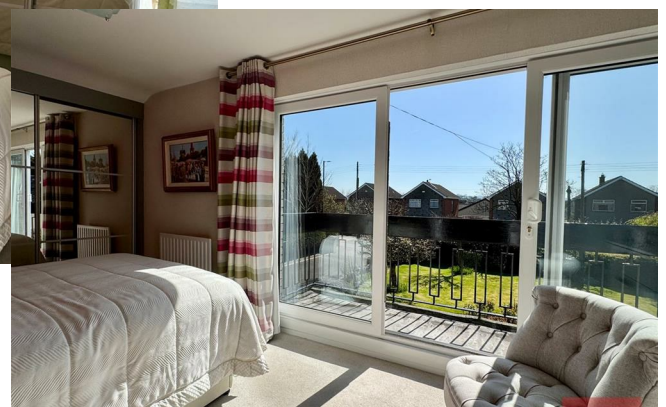
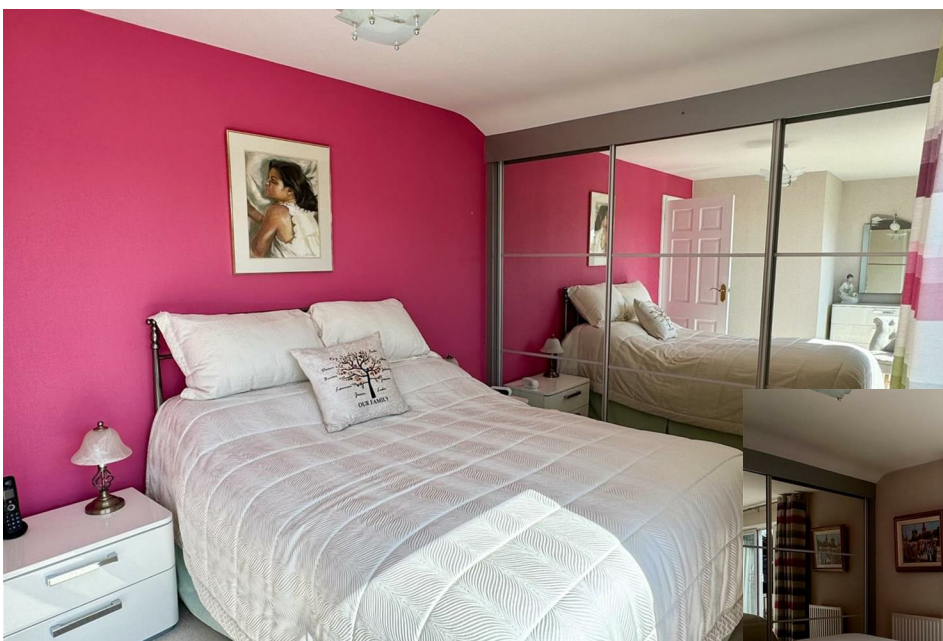
Tiled floor. PVC double glazed French doors opening into patio and mature gardens.



## **FIRST FLOOR**

### **BEDROOM 1 16'6" x 10'0"**

Bespoke fitted three bay mirrored slide robe. PVC double glazed sliding door opening to balcony with views over gardens





## **BEDROOM 2 13'11" x 12'4"**

Access to under eaves storage.

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

Full height PVC double glazed tilt and turn picture style window.



## **BEDROOM 4 8'6" x 11'4"**

At max. Presently used as home office. Velux window.

## **DELUXE FAMILY BATHROOM**

Comprising button flush w.c, pedestal wash hand basin with mono bloc tap, 'P' shape bath with fixed curved screen and thermostatically controlled shower. Complementary wall tiling. Tiled floor.





## OUTSIDE

Extensive mature private site laid and well tended gardens, stocked with a variety of shrubs, plants and flowers. Screened by mature hedgerow.

Driveway to front leading to parking forecourt.


Suitable for a number of vehicles.

## LARGE DETACHED GARAGE 23'6" x 15'7"

Electric up and over door. Power and light. Extensive paved patio/ terrace area to rear suitable for family barbecues and evening entertaining.

Screened by mature conifer hedging.



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

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