



30 Mill Green, Doagh, BT39 0PH

- Detached Family Home
- Lounge; Focal Point Electric Fire
- Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Integral Garage
- Four Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Gardens Front And Rear

Offers Over £249,950  
EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door with matching side screen. Timber flooring. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Timber flooring.

#### LOUNGE 19'1" x 12'2"

Contemporary, wall mounted, electric, focal point fire. Timber flooring.





## **KITCHEN THROUGH DINING ROOM 18'8" x 12'11"**

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Fitted breakfast bar unit to match. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with stainless steel extractor hood over. Integrated oven, grill, fridge freezer and dishwasher. Glass fronted display cabinets. Splashback tiling to walls. Timber flooring. PVC double glazed French doors to rear garden.

## **UTILITY ROOM 8'11" x 5'7"**

Range of fitted storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. Access to integral garage.

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press. Access to partially floored roof space via slingsby style ladder.

## **PRINCIPAL BEDROOM 18'8" x 12'6" (wps)**

### **FULLY TILED EN SUITE SHOWER ROOM**

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

## **BEDROOM 2 22'1" x 8'11" (wps)**

Access to under eaves storage.

## **BEDROOM 3 13'8" x 10'5" (wps)**

## **BEDROOM 4 8'9" x 8'7" (wps)**

Built in store. Timber flooring.

### **FULLY TILED BATHROOM**

White, four piece suite comprising panelled corner bath, separate shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

### **EXTERNAL**

Front garden finished in lawn and range of shrubs and trees. Generous sized private driveway area finished in tarmac. Tiled entrance porch. External lighting. Fully enclosed rear garden finished in lawn and paved patio area. Outside tap. Oil fired central heating boiler. PVC oil storage tank.

## **INTEGRAL GARAGE 18'8" x 8'11"**

PVC coated, roller, shutter door. Separate service door to utility room. Power, light and radiator.





# **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.



*Immaculately presented, four bedroom, detached home with integral garage, situated within the popular Mill Green development, Doagh Village, Ballyclare.*

*The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, utility room, four well-proportioned bedrooms, to include principal en suite, and separate, fully tiled, family bathroom.*

*Externally, the property enjoys private driveway finished in tarmac, integral garage, and gardens front and rear, finished mainly in lawn and paved patio area.*

*Other attributes include oil heating, PVC double glazing, village setting and convenient location.*

*Early viewing highly recommended.*



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 are 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