

## 93 Doagh Road, Ballyclare, BT39 9EE



- Ground Floor Apartment
- 2 Bedrooms
- Spacious Lounge with Open Fire
- Modern Shaker Fitted Kitchen
- Modern 3 Piece Bathroom with Electric Shower
- Private Garden to Rear
- Gas Fired Central Heating
- PVC Double Glazing
- On Street Parking



**PRICE Offers Over £79,950**

*Conveniently located on Doagh Road, just a short walk from Ballyclare town centre, local schools, and the Sixmile Leisure Centre, this spacious ground floor apartment comprises 2 generous sized bedrooms, kitchen with breakfast bar style return, a spacious lounge with an open fire and a modern bathroom. Perfect for the buyer looking for practical one level living. An early viewing is recommended.*

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**Antrim**  
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Tel: (028) 9334 0726

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

## ACCOMODATION

PVC double glazed front door into:-

### ENTRANCE HALL

Laminate strip flooring extending through to lounge and bedrooms. Storage cupboard.

### LOUNGE 13'9" x 10'6"

Open fire with wooden surround and tiled mantle.

### SHAKER FITTED KITCHEN 10'6 x 9'5

Equipped with a comprehensive range of high and low level shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Space for freestanding fridge/freezer and cooker. Stainless steel overhead canopy extractor fan. Integrated dishwasher. Breakfast bar style return. Part tiled walls. Tiled floor. PVC double glazed back door onto rear garden.

### BEDROOM 1 13'4" x 9'7"

Storage cupboard.

### BEDROOM 2 10'7" x 8'7"

### MODERN 3 PIECE BATHROOM

Comprising push button w.c, half pedestal wash hand basin with mixer tap, panelled bath with mixer tap and overhead electric shower with fixed glass shower screen. Part tiled walls. Tiled floor.

### OUTSIDE

Garden to front laid in lawn.

Enclosed private garden to rear laid in lawn screened by perimeter fence and hedging.

Stoned patio area.

Garden shed (10ft x 4ft) with power and light. Plumbed for washing machine.

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