

194 Ballymena Road, Doagh, BT39 0TW



- Semi Detached Chalet Bungalow
- 4 Bedrooms
- 2 Receptions
- Prime Elevated Mature Site of Circa 0.4 Acre
- Far Reaching Views Over Surrounding Countryside
- Modern Fitted Kitchen (Recently Installed)
- Deluxe Modern Ground Floor Bathroom
- Large Detached Garage With Secure Parking Forecourt
- Former Two Bay Stable Block Converted Into Dog Kennels
- PVC Double Glazed Windows / Oil Fired Central Heating

PRICE Offers Over £225,000

Positioned on a superb mature elevated site of approximately 0.4 acre. This spacious semi detached 4 bedroom chalet bungalow enjoys far reaching views over the unspoilt countryside. The property enjoys a flexible living layout and externally there is a large double garage and a former two bay stable block which has been recently converted into dog kennels with adjoining stores. A perfect purchase for the buyer searching for a rural location yet convenient to Ballyclare and Ballymena.

> 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

ACCOMMODATION

GROUND FLOOR

OPEN COVERED ENTRANCE PORCH

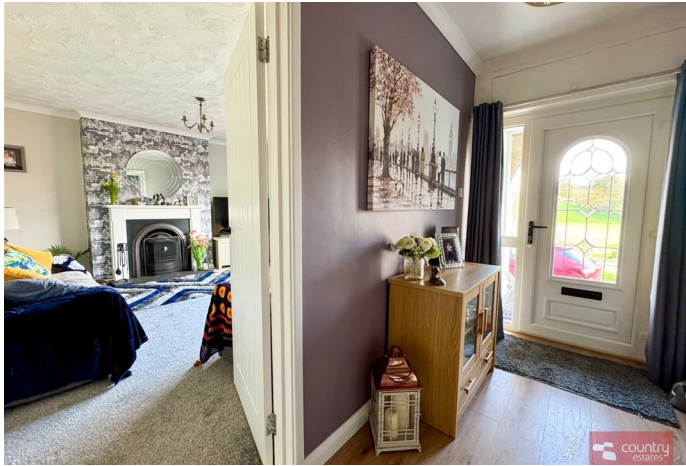
With light. PVC double glazed front door with leaded glass inset and double glazed side screens into:-

WELL PRESENTED ENTRANCE HALL

Quality light oak effect laminate plank flooring. Shelved hot press.

LOUNGE 15'6" x 13'7"

Attractive horseshoe style cast iron fireplace with tiled slate hearth and painted wooden surround. Picture style window with far reaching views over surrounding countryside.



BEDROOM 4 10'3" x 10'7"

Presently used as home office/ craft room. Picture style window enjoying views over surrounding countryside. Quality effect laminate plank flooring.

FAMILY BATHROOM

Comprising panelled bath with telephone shower attachment and electric shower unit over, pedestal wash hand basin and button flush WC. Tiled floor. Fully tiled walls.



MODERN FITTED KITCHEN WITH CASUAL DINING AREA 14'7" x 9'4"

Equipped with a comprehensive range of high and low level modern fitted units with contrasting wood effect work surfaces. Single drainer stainless steel sink unit with mixer hot tap. Integrated oven with four ring hob concealed overhead extractor fan. Integrated fridge/ freezer. Plumbed for washing machine. Part tiled walls in metro brick tile. Dual window aspect.

REAR PORCH 6'9" x 5'10"

Mahogany effect PVC double glazed external door.

FAMILY ROOM 12'6" x 11'0"

At max. Sliding double glazed patio doors to courtyard and garden. Fixed open tread staircase to 1st floor.



FIRST FLOOR

LANDING

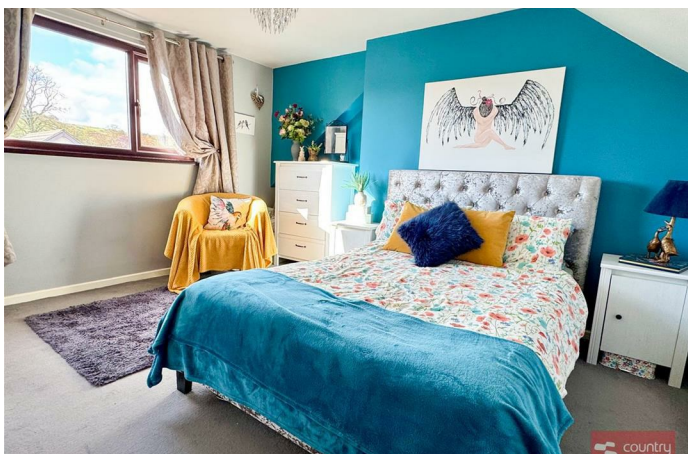
With under eaves storage.

BEDROOM 1 12'9" x 11'9"

With views over garden and surrounding fields.

BEDROOM 2 12'9" x 7'3"

With views over garden and surrounding fields.



BEDROOM 3 8'9" x 7'7"

With views over garden and surrounding fields.

OUTSIDE

The property sits on a mature private site extending to approximately 0.4 acre.

Large well maintained garden to front.

Driveway to side leading to twin parking bays. Fixed gate to secure parking hardstand suitable for a variety of vehicles.

Extensive private garden to rear in lawn screened by mature trees and hedgerow.

Summer House 10'0" x 6'0" Approximately. With power.

A range of outbuildings comprising:

Boiler House 8'7" x 6'6" With power and light. Warm flow oil fired boiler.

Former two bay stable block converted into dog kennels with open store and attached.

Store 7'9" x 6'3" With power and light.

DETACHED DOUBLE GARAGE 17'9" x 16'8"

With roller shutter door power and light.



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.



Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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