

# 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.*

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**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.

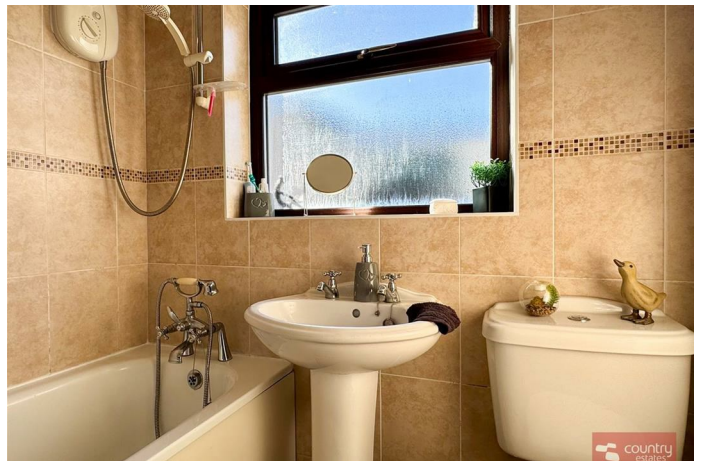


#### BEDROOM 4 10'3" x 10'7"

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**

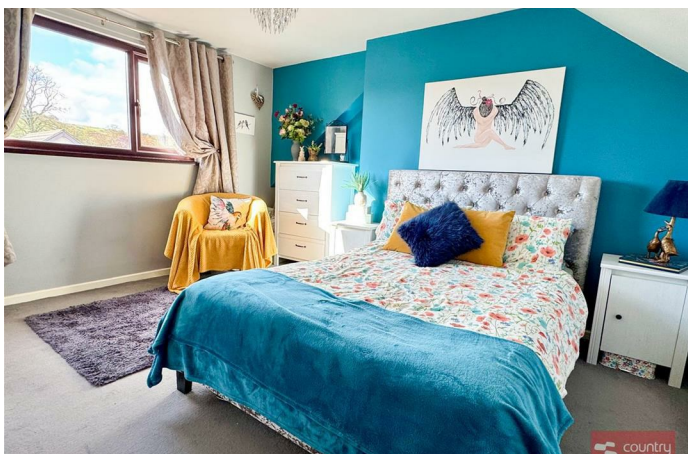
With under eaves storage.

### **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		84
(69-80) C		
(55-68) D	58	
(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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