

15 Jubilee Hall, Doagh, BT39 0UH



- **Modern Semi Detached**
- **3 Bedrooms**
- **1+ Reception**
- **Open Plan Kitchen With Living/ Dining Aspect**
- **Luxury Shaker Style Fitted Kitchen**
- **Deluxe Contemporary Family Bathroom**
- **Deluxe Modern En Suite**
- **Well Regarded Select Development**
- **PVC Double Glazed Windows/ Gas Central Heating**
- **Modern Furnished Cloakroom**

PRICE Offers Over £225,000

Positioned within a quiet cul-de-sac in the well regarded Jubilee Hall development in Doagh, Ballyclare. This modern contemporary styled semi detached family home will ideally suit the purchaser searching for a new home without the wait. Boasting a luxury open plan kitchen with living / dining layout, deluxe ensuite and a contemporary styled family bathroom this property further benefits from a well planned living layout and incorporates a high internal specification and exacting finish throughout. An early viewing is advised.

> 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

Composite front door into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

Feature part painted panelled walls. Porcelain tiled floor extending through to kitchen/ dining area. Understairs storage cupboard.

MODERN FURNISHED CLOAKROOM

Comprising button flush w.c and floating bowl sink with monobloc tap. Feature panel stone effect accent wall.

LOUNGE 15'6" x 12'4"

Inglenook style fireplace inset cast iron multi fuel stove on slate hearth. Quality laminate plank flooring. Feature painted panelled walls. Twin glazed doors into:-



OPEN PLAN KITCHEN/ LIVING/ DINING 19'0" x 10'6"

Equipped with a comprehensive range of high and low level shaker style fitted units in ivory effect finish with contrasting worksurfaces and upstands. Inlaid colour coded Rangemaster sink with Swan neck mixer tap. Integrated high level double oven. Separate four ring hob with smoked glass splashback and overhead extractor fan housed in stainless steel canopy with glass hood. Plumbed for washing machine. Integrated dishwasher. Housing for American style freestanding fridge/ freezer (not included.) Twin PVC double glazed French doors to patio / terrace, perfect for family barbecues.



FIRST FLOOR

SPACIOUS LANDING AREA

Providing access to floored roofspace via ladder.

BEDROOM 1 12'8" x 11'32"

Quality whitewashed effect laminate plank flooring. Feature panelled accent wall.

CONTEMPORARY EN SUITE

Comprising bottom flush w.c, floating vanity unit with monobloc tap and large shower enclosure with drench style shower and hand shower attachment. Complementary wall tiling. Tiled floor.



BEDROOM 2 12'8" x 11'3"

Quality laminate flooring. Presently used as home office.

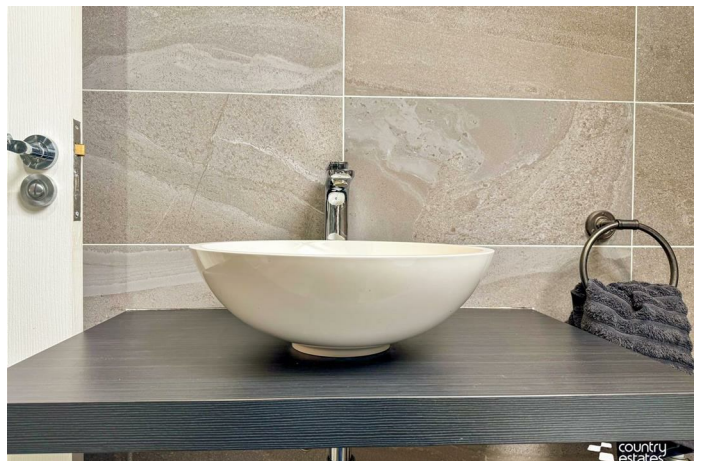
BEDROOM 3 8'7" x 4'9"

Fitted with a bespoke range of full height wall to wall fitted wardrobes with integrated hanging space and box shelving.



DELUXE CONTEMPORARY FAMILY BATHROOM

Comprising button flush w.c, bowl sink with monobloc tap, 'P' shaped bath with fixed curved shower screen and drench style shower over.




OUTSIDE

Neat well maintained front garden in lawn.

Private driveway to side for off street parking.

Private enclosed garden to rear screened by perimeter fence with raised brick paved terrace/ patio steps leading to lower private garden in lawn screened by fence and mature trees.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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