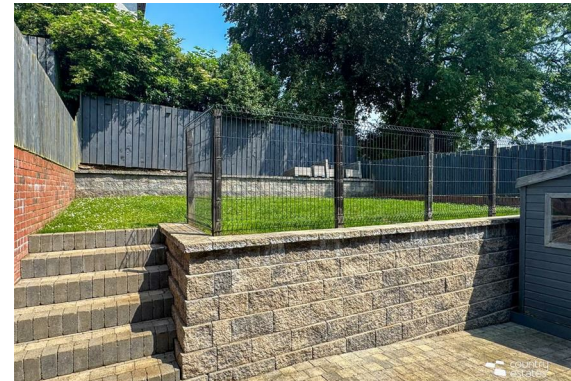


## 3 Douglas Hill, Doagh, BT39 0FL



- **Modern Semi Detached**
- **3 Bedrooms/ 1+ Reception**
- **Established Modern Development**
- **Popular Village Location**
- **Open Plan Kitchen/ Living/ Dining Layout**
- **Luxury Shaker Style Fitted Kitchen**
- **Deluxe En Suite Bathroom/ Deluxe Family Bathroom**
- **Furnished Ground Floor Cloakroom**
- **PVC Double Glazed Windows**
- **Gas Central Heating**

**PRICE Offers Over £214,950**

*Positioned with an established modern development within Burnside village. This beautifully maintained modern semi detached will interest the young family searching for a property with a high internal specification at a realistic price. The property enjoys a well planned living layout incorporating three bedrooms, spacious lounge and a contemporary open plan kitchen/ living/ dining area. 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

Front door with full height double glazed side screen into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL

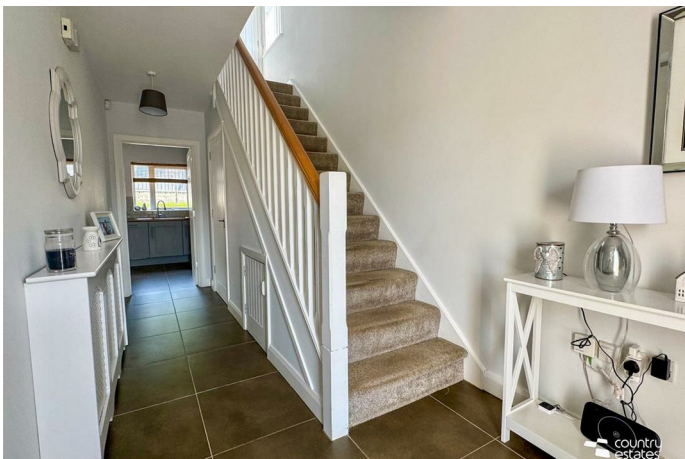
Tiled floor extending through into kitchen/ dining area.

#### MODERN FURNISHED CLOAKROOM

Comprising button flush w.c and semi pedestal wash hand basin with tiled splashback and monobloc tap.

#### LOUNGE 17'9" 10'8"

Into bay window. Inglenook style fireplace with cast-iron multi fuel stove on stone hearth. Quality laminate plank flooring.



#### OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 18'3" x 11'6"

At max. Deluxe shaker kitchen equipped with a comprehensive range of high and low level fitted units with contrasting wood effect work surfaces. Inlaid single drainer stainless steel sink unit with mixer tap. A host of integrated appliances including under oven, four ring hob, overhead extractor fan housed in stainless steel canopy, dishwasher, fridge freezer and washer/ dryer. Complementary wall tiling in Metro brick style tile. Feature painted panelled accent wall. Twin French PVC double glazed doors to patio and garden.



### FIRST FLOOR

#### SPACIOUS LANDING

Large storage cupboard. Full height linen cupboard.

#### BEDROOM 1 11'3" x 12'3"

Approximately.

#### DELUXE MODERN EN SUITE

Comprising pedestal wash hand basin with tiled accent panel monobloc tap and fixed LED mirror. Button flush WC. Fully tiled full width shower enclosure with thermostatically controlled shower. Tiled floor.



### **BEDROOM 2 11'3" x 12'5"**

At max.

### **BEDROOM 3 7'3" x 6'3"**

Fitted modern wall to wall sliderobe. Presently used as dressing room.

### **DELUXE MODERN FAMILY BATHROOM**

Comprising button flush w.c, semi pedestal wash hand basin with tile accent panel and monobloc tap. Fixed LED mirror. Panelled bath with fixed shower screen and thermostatically controlled shower. Tile floor. Complementary wall tiling.




### **OUTSIDE**

Neat well maintained garden to front laid in lawn stocked with a variety of shrubs. Driveway to side with ample parking.

Private enclosed garden to rear screened by perimeter fence. Brick paved terrace/ patio. Steps to raised garden laid in neat lawn.



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