

5 Beech Green, Doagh, BT39 0QB



- **Detached Bungalow**
- **3 Bedrooms**
- **2 Reception**
- **Modern Fitted Shaker Style Kitchen**
- **Contemporary Modern Shower Room**
- **Popular Village Location**
- **Open Aspect to Front Over Green**
- **PVC Double Glazed Windows and Doors**
- **Oil Fired Central Heating**
- **Matching Detached Garage / Private Driveway**

PRICE Offers Over £199,950

Positioned on a private mature site within Doagh Village close to the local primary school and all village amenities. The bungalow enjoys a pleasant open aspect. The property further benefits from a well planned living layout incorporating 3 bedrooms, 2 receptions, modern shower room and shaker kitchen. Externally there are private well kept gardens and a detached garage. An early viewing is highly recommended.

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ACCOMMODATION

COVERED PORCH

With ceramic tile step.

ENTRANCE HALL

PVC double glazed front door. Light oak effect laminate flooring. Recessed ceiling lights. Cloak cupboard with twin doors. French door into-

LOUNGE 16'0" x 11'10"

Tyroc stone built fireplace with tiled hearth. Piped for gas fire. Range of recessed ceiling lights. Front picture style window with views over the green. Open plan through to-



DINING ROOM 10'9" x 8'6"

Range of recessed ceiling lights.

MODERN SHAKER STYLE KITCHEN 12'6" x 9'5"

Equipped with a range of modern high and low level fitted shaker style units in matte cream finish with woodblock effect work surfaces. Glass display cabinet with open ended corner displays. Space for freestanding cooker with overhead recessed extractor unit. Plumbed for dishwasher. Inlaid stainless steel sink unit and antique style mixer tap. Laminate flooring. Part tiled walls. PVC double glazed external door to side.



HALLWAY

With shelved hot press. Laminate flooring. Access to roof space storage.

BEDROOM 1 11'8" x 10'10"

Laminate flooring.

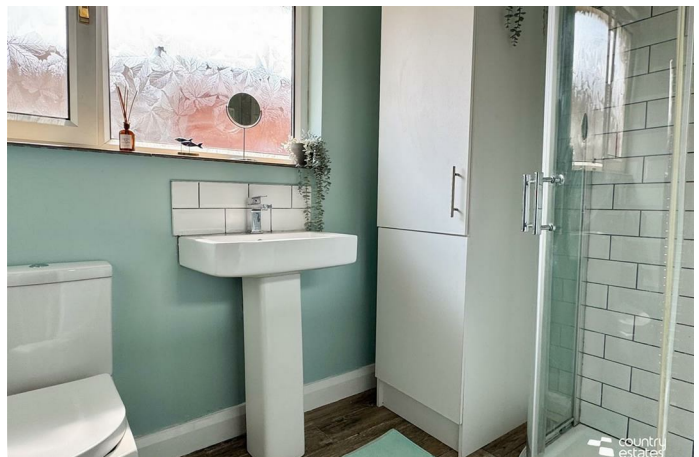
BEDROOM 2 10'10" x 9'10"



BEDROOM 3 8'8" x 7'6"

MODERN SHOWER ROOM

Comprising button flush w.c, fully tiled quarter rounded shower cubicle in metro brick and electric shower unit. Pedestal wash hand basin with monobloc tap. Wood effect tiled floor. Wall mounted mirror with integrated lighting.



OUTSIDE

Occupying a mature private site within this select development, close to the local primary school and all village amenities.

Kerbed and tarmac driveway. Neat front garden in lawn. Front paved path.


Gateways at each side of bungalow accessing rear garden laid in lawn with screening boundary mature hedges.Stocked with a variety of shrubs and plants. Range of border shrubs. Paved paths and service strip.

Outside light. Water tap. PVC oil storage tank.

MATCHING DETACHED GARAGE 16'8" x 8'6"

Roller shutter door. Rear window. Electric light and power points.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	40	
(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.



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