

# **220 Doagh Road, Newtownabbey, BT36 6BB**



- *Mid Townhouse*
- *3 Bedrooms*
- *1+ Reception*
- *Modern Kitchen with Dining Aspect*
- *Utility Area/ Hallway*
- *Luxurious Modern White Bathroom Suite*
- *PVC Double Glazed Windows*
- *Gas Central Heating*
- *Popular Convenient Location*
- *Excellent First Time Buy*

**PRICE Offers Around £84,950**

*Positioned within a popular convenient location close to Schools, Shops and Public Transport this well maintained Townhouse will ideally suit the First Time Buyer searching for a home in a popular location at a realistic price.*

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Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
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Tel: (028) 9334 0726

Ballymena  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

Glengormley  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803

## Ground Floor

uPVC double glazed front door into Entrance Hall. Tiled floor.

## LOUNGE

14'4 x 12'4 (4.37m x 3.76m)

Quality walnut effect laminate flooring. Built in alcove recess. Enjoying open aspect to front.

## MODERN SHAKER KITCHEN WITH DINING ASPECT

11'10 x 10'0 (3.61m x 3.05m)

Equipped with a comprehensive range of high and low level fitted units. Space for freestanding cooker. Overhead extractor fan housed in stainless steel canopy. Fixed breakfast bar style table for casual dining. Stainless steel single drainer sink unit with monobloc tap.

## UTILITY HALL

10'4 x 5'6 (3.15m x 1.68m)

Fitted with a range of modern units. Plumbed for washing machine. PVC double glazed door to garden.

## First Floor

### BEDROOM 1

12'0 x 10'7 (3.66m x 3.23m)

Built in wardrobe.

### BEDROOM 2

10'9 x 10'4 (3.28m x 3.15m)

Built in wardrobe.

### BEDROOM 3

9'4 x 8'0 (2.84m x 2.44m)

Built in open wardrobe recess.

## LUXURIOUS MODERN WHITE BATHROOM SUITE

Comprising wash hand basin in modern vanity unit with monobloc tap. Button flush WC. 'P' shaped bath with fixed curved shower screen and rain style shower. Complementary wall tiling. Polished porcelain tiled floor. PVC panelled ceiling.

## Outside

Neat low maintenance garden to front. Private enclosed garden to rear screened by perimeter fence with paved walkway and grass to centre.

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**

| 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 |  |         |           |



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