

## 260 Doagh Road, Newtownabbey, BT36 6BB



- Detached Bungalow
- Adaptable Accommodation
- 1 bed/2 rec; 2 bed/1 rec
- Kitchen With Informal Dining Area
- Family Bathroom
- Gas Fired Central Heating
- PVC Double Glazing Throughout
- Private Driveway
- Generous Sized Site
- Investment Opportunity

**PRICE Offers Over £99,950**

*This delightful detached bungalow is located at the foot of Carnmoney Hill along the Doagh Road just outside Whiteabbey Village close to local amenities such as shops, cafes and sports clubs. The property also benefits from being within close proximity to Whiteabbey Hospital, train station and nearby bus and commuter networks.*

*Internally the property comprises lounge with open fire, open plan family room extending to sun room, kitchen with informal dining area and family bathroom.*

*Externally the property comprises a large private driveway, low maintenance front garden and a private rear garden with patio area and views over Carnmoney Hill.*

*Ideal opportunity for an investor or first time buyer. Early viewing recommended to avoid disappointment.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

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

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

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

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

## ACCOMMODATION

### ENTRANCE HALL

Hardwood front door. Laminate floor covering continuing throughout living room and bedroom.

### LOUNGE 15'9" x 11'5"

Plus bay. Bow bay window. Focal point cast iron open fire on tiled hearth with timber surround. Exposed brick feature wall.

### OPEN PLAN KITCHEN WITH DINING AREA 19'6" x 13'4"

At widest points. Fitted kitchen with high and low level units with contrasting melamine work surfaces. Integrated electric hob and oven with stainless steel extractor canopy over. Space for fridge freezer, dishwasher and plumbed for automatic washing machine. Stainless steel sink unit with drainer bay. Part tiled walls and tiled floor. PVC double glazed door to side. Informal dining area.

### BEDROOM 1 11'11" x 11'5"

Plus bay. Bow bay window.

### OPEN PLAN LIVING ROOM THROUGH TO SUN ROOM 27'8" x 7'10"

Access to floored roof space with Worcester gas fired central heating boiler. Tiled floor to sun room. Recessed down lighting. PVC double glazed French doors to rear garden and patio area.

### BATHROOM

Fitted three piece suite comprising panelled bath, pedestal wash hand basin and w.c. Tiled walls to bath. Tiled floor. Access to store.

### OUTSIDE


Private driveway.

Front garden finished in pink stone and elevated rear garden finished in lawn with paved patio area.

Outside tap and light.

PVC fascia, soffits and rainwater goods.

South West aspect with views over Carrmoney Hill.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<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.**

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.