



11 Browndod Road, Doagh, Ballyclare, BT39 0SY

- Semi Detached Farmhouse
- Lounge; Separate Dining Room
- Deluxe Bathroom With White Suite
- Adjacent Agricultural Land Included
- Sought After Location; Rural Views
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Concrete Yard; Rear Garden / Paddock/Three Bay Store Block
- Open To Cash Offers Only

Offers Over £149,950

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Open tread stairwell to first floor.

LOUNGE 16'0" x 11'2"

Solid fuel stove with stone clad fireplace. Dual aspect windows.

DINING ROOM 15'10" x 12'1"

Open fire in brick fireplace with tiled hearth.



KITCHEN WITH INFORMAL DINING AREA **11'11" x 11'9"**

Country style kitchen with range of fitted high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven and fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear yard.

FIRST FLOOR

LANDING

Access to roof space. Wood laminate floor covering.

BEDROOM 1 12'2" x 8'10"

BEDROOM 2 12'0" x 9'3"

BEDROOM 3 11'10" x 6'11"

Exposed tongue and groove timber flooring.

DELUXE FULLY TILED SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Access to hot press.

EXTERNAL

Concrete yard area.
Large rear garden/paddock.
Three bay store block.
Land and site extending to c.5.50 acres.
Oil fired central heating boiler.
PVC oil storage tank.
External lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.






Well presented, three bedroom / two reception, semi detached farmhouse with large rear garden/paddock and adjacent agricultural land, occupying a generous sized site extending to c.5.50 acres (to include dwelling and paddock), located on the Browndod Road, Doagh, Ballyclare. The property comprises entrance hall, lounge with solid fuel stove, dining room with open fire, kitchen with informal dining area, three well proportioned first floor bedrooms, and deluxe, fully tiled shower room with contemporary, white three piece suite. Externally the property enjoys concrete yard area, large rear garden/paddock, three bay store block, and adjacent agricultural land (map available on request). Other attributes include oil fired central heating, PVC double glazing and rural views. Early viewing highly recommended to avoid disappointment. Please note; this property is open to cash offers only and access is via the first lane on the right when coming from Doagh Road/Ballymena Road.



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	39	49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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