



13 Brookfield Heights, Doagh, Ballyclare, BT39 0TS

- Semi Detached Villa
- Lounge; Separate Dining Room
- Deluxe Bathroom With Four Piece Suite
- Furnished Cloakroom
- Large Matching Detached Garage
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Generous Sized Private Driveway Area
- Gardens Front And Rear

Offers Over £159,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 14'7" x 12'11"

Open fire in cast iron fireplace with granite hearth and timber surround. Picture window to front elevation.

DINING ROOM 9'9" x 9'5"

Tiled floor. Open arch leading to:



KITCHEN 9'9" x 9'9"

Modern fitted kitchen with range of high and low level storage units in white high gloss door and contrasting solid woodblock work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel splash back and extractor hood over. Integrated oven and fridge freezer. Plumbed for automatic washing machine. Glass fronted display cabinets. Built in wine rack. Splash back tiling to walls. Tiled floor. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 12'4" x 9'10"

BEDROOM 2 12'2" x 9'10"

Built in wardrobe/store.

BEDROOM 3 widest points

Built in wardrobe/store.

DELUXE BATHROOM

Contemporary four piece suite comprising panelled bath, separate shower pod, pedestal wash hand basin and WC. Electric shower. Illuminated mirror over sink. Splash back tiling to walls. Towel radiator. Tiled floor.

EXTERNAL

Double gates leading to generous private driveway area finished in decorative stone.

Front garden finished in lawn.

Entrance porch.

Fully enclosed rear garden finished in lawn, timber decking and brick pavior.

Enclosed service area to rear of garage.

External lighting.

Outside tap.

LARGE MATCHING DETACHED GARAGE

33'10" x 12'6"

PVC coated roller shutter door. Separate PVC double glazed door to rear garden. Power, light and oil fired central heating boiler.

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.



Immaculately presented, three bedroom / two reception, semi detached villa with fully enclosed rear garden and large matching detached garage, occupying a prime site within the popular Brookfield Heights development, Burnside, Doagh. The property comprises entrance hall, furnished cloakroom, lounge with open fire, separate dining room with open arch leading into modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe bathroom with contemporary four piece suite. Externally the property enjoys double gates leading to generous private driveway area finished in decorative stone, large matching detached garage, front garden finished in lawn, and fully enclosed rear garden finished in lawn, timber decking and brick pavior. Other attributes include oil fired central heating, PVC double glazing and convenient location. Ideal first time buy. Early viewing is highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(39-54) E		
(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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