



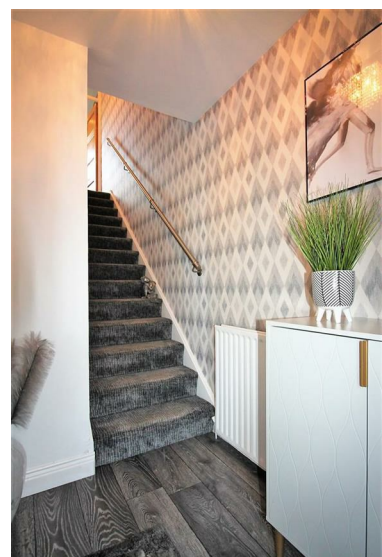
450 Doagh Road, Newtownabbey, BT36 6AW

- Extended Semi Detached Villa
- Lounge; Separate Dining Room
- Deluxe Shower Room With White Suite
- Private Driveway Area; Utility Store
- Convenient Location; Immaculately Presented

- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Low Maintenance South Facing Rear Garden
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £149,950

EPC Rating D



450 Doagh Road, Newtownabbey, BT36 6AW



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled oak door leading to:

#### DINING ROOM widest points

Focal point, cast iron fireplace with tiled hearth and granite surround. Wood laminate floor covering. Glass panelled oak door leading to:

#### LOUNGE 17'6" x 12'6"

Bow bay window to front elevation. Wood laminate floor covering.





## **KITCHEN WITH INFORMAL DINING AREA 17'5" x 10'2"**

Luxury fitted high gloss kitchen with range of high and low level storage units and contrasting slate effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated touch screen induction hob with glass splash back and extractor hood over. Integrated double oven and fridge freezer. Glass upstands to walls. Tiled floor. Access to under stairs store. Composite double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 10'10" x 10'2"**

Fitted wardrobes in glass panelled sliding doors.

### **BEDROOM 2 12'2" x 8'11"**

Fitted wardrobes in mirror panelled sliding doors.

### **BEDROOM 3 widest points**

Built in wardrobe/store.

### **DELUXE SHOWER ROOM**

Contemporary, white three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower. Illuminated mirror over sink. Chrome towel radiator. Part tiling to walls. Tiled floor.

### **EXTERNAL**

Front garden finished in lawn and wide array of plants and shrubbery.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Double gates to rear leading to private driveway area finished in asphalt.

Large, low maintenance south facing rear garden finished in paved patio.

External lighting.

Outside tap.

### **UTILITY STORE 13'2" x 6'6"**

PVC coated roller shutter door. Power, light, gas fired central heating boiler and plumbed for automatic washing machine.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

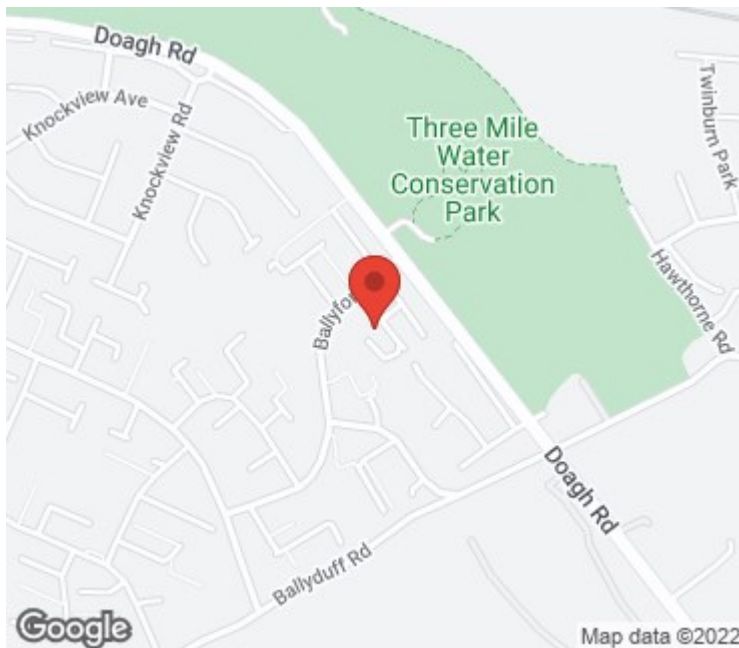
Please note that we have not tested the services or systems



in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Immaculately presented, three bedroom / two reception, extended and renovated semi detached villa with private driveway and large, low maintenance south facing rear garden, conveniently located on the popular Doagh Road, Newtownabbey. The property comprises entrance hall, bay fronted lounge, separate dining room with focal point fireplace, luxury fitted kitchen with informal dining area, three well proportioned first floor bedrooms, and deluxe shower room with contemporary, white three piece suite. Externally the property enjoys front garden finished in lawn and wide array of plants and shrubbery, double gates to rear leading to private driveway area finished in asphalt, utility store, and large, low maintenance south facing rear garden finished in paved patio. Other attributes include gas fired central heating, PVC double glazing and extensive range of quality finishes throughout. Early viewing of this stunning home is strongly recommended to avoid disappointment.**



## 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	

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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