



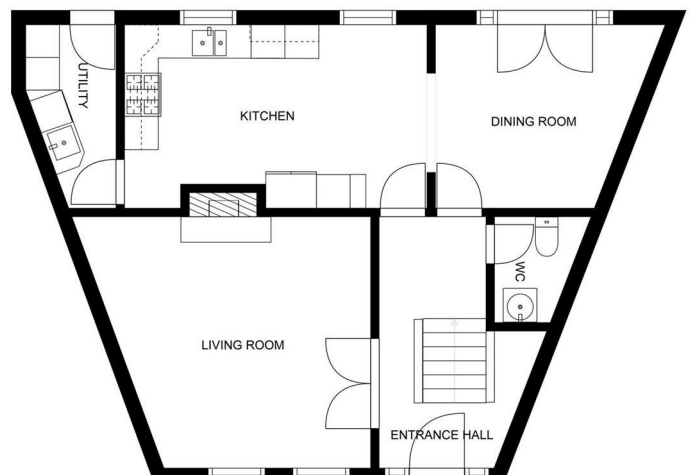
44 Ballyhamage, Doagh, Ballyclare, BT39 0PZ

- Mid Town House
- Lounge; Separate Dining Room
- Deluxe Fully Tiled Bathroom
- Utility Room; Furnished Cloakroom
- Large Fully Enclosed Rear Garden

- Four Bedrooms; Principal Bedroom With En Suite
- Kitchen With Informal Living Area
- Gas Heating; PVC Double Glazing
- Private Driveway, Plus Additional Parking Space
- Convenient Location; Immaculately Presented

Offers Over £169,950

EPC Rating C



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

44 Ballyhamage, Ballyclare, BT39 0PZ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door with matching twin side screens. Tiled floor. Stairwell to first floor. Glass panelled French doors leading to lounge.

FURNISHED CLOAKROOM

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

LOUNGE 18'1" x 15'6" (widest points)

Open fire in granite fireplace with matching hearth and oak surround. Wood laminate floor covering.

DINING ROOM 13'5" x 10'11" (widest points)

Tiled floor. PVC double glazed French doors to rear garden. Open arch leading to:



KITCHEN WITH INFORMAL LIVING AREA 18'6" x 10'11"

Modern fitted kitchen with range of 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 gas hob with extractor hood above. Integrated oven and dishwasher. Plumbed and space for American style fridge freezer. Splash back tiling to walls. Tiled floor.

UTILITY ROOM 10'10" x 6'1" (widest points)

Range of fitted storage units with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space via slingsby style ladder. Positive air ventilation system.

PRINCIPAL BEDROOM 17'2" x 12'1" (widest points)

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Recessed shelving and glass blocks to feature wall.

BEDROOM 2 12'8" x 10'3"

Wood laminate floor covering.

WALK IN WARDROBE

With fitted wardrobe hanging space, shelving and storage. Plumbed for use as an en suite shower room if preferred.

BEDROOM 3 14'5" x 10'9" (widest points)

Wood laminate floor covering.

BEDROOM 4 11'1" x 10'2"

DELUXE FULLY TILED BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Chrome towel radiator. Fitted storage unit.

EXTERNAL

Private driveway finished in brick pavior, plus additional designated parking space.

PVC soffits, fascia and rainwater goods.

Large, fully enclosed private rear garden finished in lawn and paved patio area.

External lighting.

Outside tap.

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, spacious, four bedroom / two+ reception mid town house property with generous sized, fully enclosed, private rear garden, located within the well sought after Ballyhamage development, situated off the Burn Road, Doagh. The property comprises entrance hall, furnished cloakroom, lounge with open fire, separate dining room with open arch leading to kitchen with informal living area, utility room, four well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and deluxe fully tiled bathroom with contemporary four piece suite. Externally the property enjoys private driveway finished in brick pavior, plus additional designated parking space, and large, fully enclosed, private rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating and PVC double glazing. Early viewing 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	73	74
(55-68) D		
(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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