



23 Mill Green, Doagh, Ballyclare, BT39 0PH

- Mid Town House
- Lounge; Focal Point Fireplace
- Fully Tiled Bathroom With Three Piece Suite
- Furnished Cloakroom
- Fully Enclosed Rear Garden

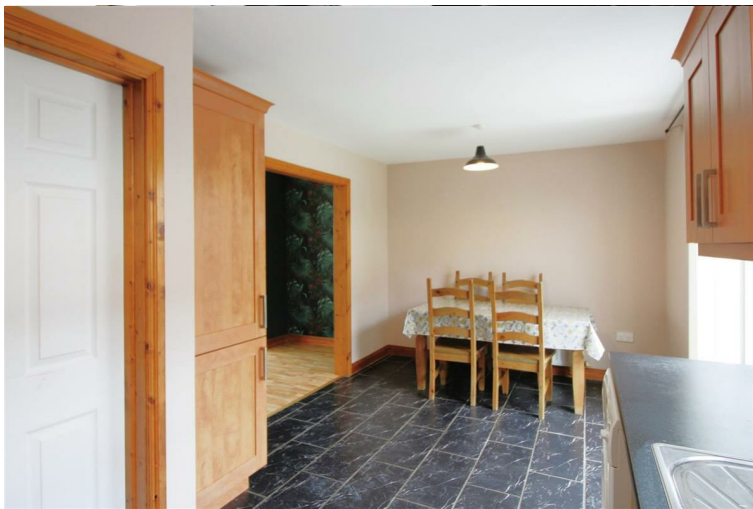
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Private Double Driveway
- Village Setting; Convenient Location

Offers Over £139,950

EPC Rating D



23 Mill Green, Ballyclare, BT39 0PH



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door with PVC side screen. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

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

LOUNGE 14'7" x 11'9"

Focal point fireplace with granite hearth and timber surround. Wood laminate floor covering. Twin windows to front elevation. Open arch leading to:



KITCHEN THROUGH DINING ROOM 18'4" x 9'8" (wps)

Modern fitted kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Plumbed for washing machine. Space for tumble dryer. Integrated fridge freezer. Splash back tiling to walls. Tiled floor. Aluminium framed, double glazed, sliding patio door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'8" x 11'2"

BEDROOM 2 11'8" x 11'2"

Wood laminate floor covering.

BEDROOM 3 9'2" x 6'10" (wps)

Access to hot press.

FULLY TILED BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath.

EXTERNAL

Private double driveway finished in pink stone.

Tiled entrance canopy.

External lighting.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

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.





CRAWFORD
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FINANCIAL

William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

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Well presented, three bedroom, mid town house property with private double driveway and fully enclosed rear garden, conveniently located within the popular Mill Green development, Station Road, Doagh. The property comprises entrance hall, furnished cloakroom, lounge with focal point fireplace, open arch to kitchen through dining room, three well proportioned first floor bedrooms and fully tiled bathroom with white three piece suite. Externally the property enjoys private double driveway finished in decorative stone and fully enclosed rear garden finished mainly in lawn. Other attributes include oil fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. 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		
(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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Awards

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2019 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

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