



## 14 Ballyclare Road, Doagh, BT39 0PE

- Detached Chalet Bungalow
- Kitchen Through Dining Room
- Oil Heating
- Private Driveway
- Detached Workshop
- Three Bedroom; Two+ Reception
- Family Bathroom; En Suite Shower Room
- Double Glazing
- Rear Yard
- Priced To Allow For Modernisation

Offers Over £119,950

EPC Rating F





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood glass panelled front door with fan light over. Stairwell to first floor. Access to under stairs store. Glass panelled door leading to rear porch.

#### LOUNGE 15'9" x 11'1" (wps)

Bay window to front elevation. Gas fire in brick fireplace with tiled hearth.

#### FAMILY ROOM 14'4" x 11'5" (wps)

Duel aspect windows. Bay window to front elevation.



### **KITCHEN THROUGH DINING ROOM 19'5" x 9'10" (wps)**

Fitted kitchen with range of high and low level storage units, with contrasting melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated double oven and fridge. Plumbed for automatic washing machine and dishwasher. Matching dresser style unit with glass fronted display cabinets. Part tiling to walls. Tiled floor to kitchen area.

### **FULLY TILED BATHROOM**

White three piece suite comprising bath, vanity unit and WC. Access to shelved hot press.

### **PRINCIPAL BEDROOM 14'9" x 14'9" (wps)**

### **FULLY TILED EN SUITE SHOWER ROOM**

Three piece suite comprising over sized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator.

### **FIRST FLOOR**

### **LANDING**

Access to twin stores.

### **BEDROOM 2 11'11" x 11'6" (wps)**

Vanity unit and low level storage units. Built in double wardrobe. Vaulted ceiling.

### **BEDROOM 3 9'8" x 8'2"**

Built in double wardrobe and separate built in shelved store. Vaulted ceiling.

### **EXTERNAL**

Double gates leading to generous sized private driveway area finished in concrete.

Tiled entrance area.

External lighting.

PVC soffits, fascia and rainwater goods.

Oil fired central heating boiler and PVC oil storage tank to side.

Fully enclosed low maintenance rear garden / yard with additional parking area finished in concrete.

### **DETACHED WORKSHOP 37'9" x 17'5" (wps)**

To included partitioned store/office area. Power and light.

### **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.



Sizes And Dimensions Are Approximate. Actual May Vary.

**Three bedroom / two+ reception, detached chalet bungalow with detached workshop to rear, located in Doagh village, Ballyclare. The property comprises entrance hall, bay fronted lounge, bay fronted family room, kitchen through dining room, three well-proportioned bedrooms, to include principal bedroom with en suite shower room, and family bathroom. Externally the property enjoys private driveway, finished in concrete, double gates leading to rear yard, finished in concrete, and detached workshop. Other attributes include double glazing, oil heating and convenient location. The property requires a substantial amount of modernising and maintenance, as generously reflected within marketing figure. Early viewing highly recommended.**



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>		<b>47</b>
(21-38) <b>F</b>	<b>25</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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