



1 Mill Pond, Doagh, BT39 0UE

- Gate Lodge Style, End Terrace Bungalow
- Lounge; Open Fire
- Deluxe Shower Room; Contemporary Suite
- Private Driveway Finished In Tarmac
- Village Location
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Immaculate Throughout

Offers Over £164,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering.

LOUNGE 15'5" x 14'10"

Dual aspect windows. Rural views. Granite fireplace with matching hearth and timber surround. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 13'5" x 12'9"

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. Cooker point with stainless steel extractor hood. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Splash back tiling to walls. PVC double glazed door to rear garden.

BEDROOM 1 12'10" x 12'2"

BEDROOM 2 12'3" x 8'7"

Dual aspect windows. Rural views.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized, panelled shower enclosure, vanity unit and WC. Thermostat controlled shower with drench shower head. Fully tiled walls. Access to shelved hot press with gas fired central heating boiler. Chrome towel radiator. Access to roof space.

EXTERNAL

Private driveway, finished in tarmac.

Front garden, finished mainly in lawn.

Electric car charging point.

External lighting.

Stone clad feature wall.

Fully enclosed rear garden, finished in composite decking, paved patio area, decorative stone and raised planters.

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.



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Immaculately presented, two bedroom, gate lodge style, end terrace bungalow with private driveway and fully enclosed rear garden, conveniently located within the popular Mill Pond development, situated off Station Road, Doagh, walking distance to shops and amenities of the village. The property comprises entrance hall, lounge with open fire and dual aspect windows, modern fitted kitchen with informal dining area, two well-proportioned bedrooms, and deluxe shower room with contemporary three piece suite. Externally the property enjoys private driveway finished in tarmac, front garden finished in lawn, and fully enclosed rear garden finished in composite decking, paved patio area, decorative stone and raised planters. 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	69	71
(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 and 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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