

5 Beech Green, Doagh, BT39 0QB



- **Detached Bungalow**
- **3 Bedrooms**
- **2 Reception**
- **Modern Fitted Kitchen In Shaker Style Finish**
- **Contemporary Deluxe Shower Room**
- **Highly Sought After Residential Location**
- **Open Aspect to Front**
- **PVC Double Glazed Windows and Doors**
- **Oil Fired Central Heating**
- **Matching Detached Garage/Tarmac Driveway**

PRICE Offers Around £185,000

Positioned on a private mature site within Doagh close to the primary school and all village amenities enjoying an open aspect. This well presented 3 bedroom detached bungalow benefits from a matching detached garage and private gardens. The property enjoys a well planned living layout incorporating 2 receptions and a contemporary shower room. An early viewing is highly recommended.

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ACCOMMODATION

COVERED PORCH

With ceramic tile step.

ENTRANCE HALL

PVC double glazed front door. Light oak effect laminate flooring. Recessed ceiling lights. Cloak cupboard with twin doors.

LOUNGE 16'0" x 11'10"

Tyroc stone built fireplace with tiled hearth. Piped for gas fire. Range of recessed ceiling lights. Front picture window with delightful views over the 'green.' Open plan into:-



DINING ROOM 10'9" x 8'6"

Range of recessed ceiling lights.

SHAKER KITCHEN 12'6" x 9'5"

Range of modern, fitted high and low level units in matte cream shaker style finish with woodblock effect work surfaces. Glass display cabinet with open ended corner displays. Space for freestanding cooker with overhead recessed extractor unit. Plumbed for dishwasher. Inlaid stainless steel sink unit and antique mixer tap. Laminate flooring. Part tiled walls. PVC double glazed door to side.



HALLWAY

With shelved hot press. Laminate flooring. Access to roof space storage.

BEDROOM 1 11'8" x 10'10"

Laminate flooring.

BEDROOM 2 10'10" x 9'10"



BEDROOM 3 8'8" x 7'6"

MODERN SHOWER ROOM

Comprising button flush w.c, fully tiled quarter rounded shower cubicle in metro brick and pedestal wash hand basin with monobloc tap. Wood effect tiled floor. Wall mounted mirror with integrated lighting.



OUTSIDE

Occupying a mature private site within this select development, close to the local primary school and all village amenities.


Kerbed and tarmac driveway. Neat front garden in lawn. Front paved path.

Gateways at each side of bungalow accessing rear garden laid in lawn with screening boundary hedges affording total privacy. Range of border shrubs. Paved paths and service strip.

Outside light. Water tap. PVC oil storage tank.

MATCHING DETACHED GARAGE 16'8" x 8'6"

Roller shutter door. Rear window. Electric light and power points.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



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