



## 34 Kellburn Park, Doagh, BT39 0SJ

- Extended Mid Terrace Property
- Lounge; Multi Fuel Burning Stove
- Bathroom; White Suite
- Oil Heating; Double Glazing
- Private Driveway
- Four Bedrooms; Ground Floor En Suite
- Kitchen With Informal Dining Area
- Floored Roof Space
- Low Maintenance Front Garden
- Ideal First Time Buy / Buy To Let

Offers Over £109,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door with matching side screen.  
Wood laminate floor covering.

#### LOUNGE 16'0" x 13'11"

Brick inglenook fireplace with cast iron multi fuel burning stove on tiled hearth. Wood laminate floor covering. Access to store.

#### KITCHEN WITH INFORMAL DINING AREA 15'11" x 11'2"

Modern fitted kitchen with range of high and low level storage units with contrasting wood block, melamine, work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Space for tumble dryer. Splashback tiling to walls. Glass panelled door leading to:



## REAR HALL

Access to ground floor bedroom and PVC double glazed door to driveway.

## GROUND FLOOR BEDROOM 18'7" x 9'9" (wps)

Access to roof space.

## WET ROOM STYLE EN SUITE SHOWER ROOM

Shower area, pedestal wash hand basin and WC. Electric shower. Fully panelled walls.

## FIRST FLOOR

### LANDING

### BEDROOM 1 13'11" x 9'0" (plus recess)

### BEDROOM 2 11'3" x 8'10" (plus recess)

Wood laminate floor covering. Access to floored roof space.

### BEDROOM 3 11'5" x 6'9"

Wood laminate floor covering.

## BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Fully tiled walls.

## FLOORED ROOF SPACE 15'7" x 7'5" (plus recess)

Access to under eaves storage. Power, light, double radiator and velux window.

## EXTERNAL

Front garden, finished in artificial grass.

Private driveway to rear, finished in concrete.

Oil fired central heating boiler.

PVC oil storage tank.

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.





*Well presented, four bedroom, mid terrace property, located within Kellburn Park, Doagh, Ballyclare. The property comprises entrance hall, lounge with multi fuel burning stove, kitchen with informal dining area, rear hall, ground floor, en suite bedroom, three further first floor bedrooms, bathroom and floored roof space. Externally, the property enjoys low maintenance front garden, and private driveway to rear. Other attributes include oil heating, double glazing and village location. 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 52                      | 57        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</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 and 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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