



3 Cogry Square, Doagh, BT39 0PY

- Immaculately Presented Semi D
- Kitchen With Informal Dining Area
- Deluxe, Fully Tiled Bathroom
- Private Double Driveway
- Generous Sized Rear Garden
- Three Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Large Integral Garage
- Well Sought After Location

Offers Over £159,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'0" x 12'6"

Open fire in stone clad fireplace. Picture window to front elevation.

DINING ROOM / FAMILY ROOM 9'9" x 8'9"

KITCHEN WITH INFORMAL DINING AREA 12'8" x 11'5" (wps)

Modern fitted, in-frame kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Fitted breakfast bar unit. Integrated, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for under counter fridge. Splashback tiling and upstands to walls. Chinese slate tiled floor.



UTILITY ROOM 13'6" x 6'10" (wps)

Range of fitted high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine and dishwasher. Splashback tiling to wall. Chinese slate tiled floor. Access to integral garage. Access to roof space. PVC double glazed door to rear garden.

FURNISHED CLOAKROOM

Two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Chinese slate tiled floor.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 12'9" x 9'6"

Fitted wardrobes in panelled and mirror panelled sliding doors.

BEDROOM 2 12'7" x 9'4"

Fitted wardrobes in mirror panelled sliding doors.

BEDROOM 3 9'4" x 7'6"

DELUXE, FULLY TILED FAMILY BATHROOM

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

EXTERNAL

Front garden finished in lawn, shrubs and trees.

Generous sized, private driveway, finished in tarmac.

PVC soffits, fascia and rainwater goods.

Large, fully enclosed rear garden, finished in lawn, decorative stone and paved patio area.

External lighting.

Outside tap.

PVC oil storage tank.

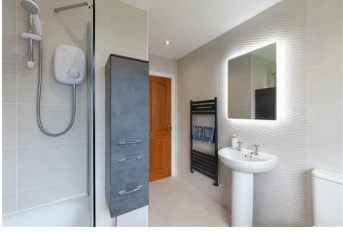
INTEGRAL GARAGE 14'9" x 14'0"

Up and over door. Separate service door to utility room. Power, light and oil fired central heating boiler.

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.





Immaculately presented, three bedroom / two+ reception, semi detached home, situated within the well sought after Cogry area of Doagh, Ballyclare. The property comprises entrance hall, lounge, separate family/dining room, kitchen with informal dining area, utility room, furnished cloakroom, three bedrooms, and deluxe, fully tiled, family bathroom with white three piece suite. Externally, the property enjoys private, double driveway, finished in tarmac, large integral garage, and generous sized, fully enclosed, landscaped rear garden. Other attributes include oil 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			
(55-68) D		55	65
(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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