



8 Browndod Road

Doagh, Ballyclare, BT39 0SY

Offers Around £329,950



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ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Access to store. Access to roof space.

LOUNGE

19'9 x 16'5 (6.02m x 5.00m)

Solid Beech flooring. Focal point multi-fuel stove (with back boiler link-up) in brick Inglenook style fireplace. Glazed double doors to dining room and hallway.

KITCHEN WITH INFORMAL DINING AREA

17'0 x 14'7 (5.18m x 4.45m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Range oven with 7 ring gas hob and stainless steel extractor canopy over. Matching island unit with breakfast bar area. Stainless steel 1.5 bowl sink unit. Part tiled walls and tiled floor

UTILITY ROOM

7'7 x 7'0 (2.31m x 2.13m)

Matching storage units and work surface to kitchen. Stainless steel sink unit. Space for American style fridge freezer, washing machine, dishwasher and tumble dryer. PVC double glazed rear door. Oil fired central heating boiler (installed 2023). Tiled floor.

DINING ROOM

13'10 x 9'6 (4.22m x 2.90m)

Quality wood laminate floor covering. Hardwood double glazed doors to sunroom. Views over surrounding countryside to the rear.

SUNROOM

15'4 x 12'1 (4.67m x 3.68m)

PVC double glazed rear door. Vaulted ceiling. Wood-burning stove on slate hearth. Tiled floor.

PRINCIPAL BEDROOM

13'10 x 12'9 (4.22m x 3.89m)

Wood laminate floor covering. Views over the surrounding countryside.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric and power shower over, vanity unit and WC. Fully panelled walls to shower. Tiled floor.

BEDROOM 2

13'5 x 9'11 (4.09m x 3.02m)

Wood laminate floor covering. Views over the surrounding countryside. Access to built in double wardrobe.

BEDROOM 3

10'3 x 9'7 (3.12m x 2.92m)

Wood laminate floor covering. Views over the surrounding countryside.

BEDROOM 4/STUDY

10'3 x 7'0 (3.12m x 2.13m)

Wood laminate floor covering. Views over the surrounding countryside.

FAMILY BATHROOM

Modern fitted three piece suite comprising shower cubicle with electric shower over, vanity unit and WC. Fully panelled walls. Chrome towel radiator. Access to hotpress.

EXTERNAL

Generous gardens in lawn with raised timber decking area. Expansive private driveway in tarmac with space for multiple vehicles.

Far reaching views to the rear over the surrounding countryside.

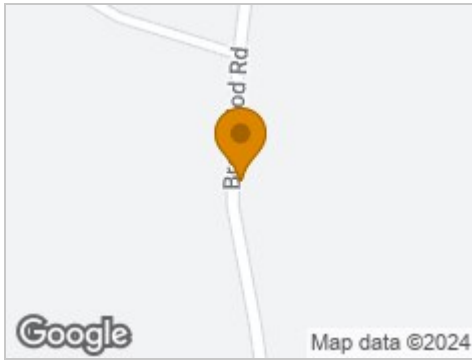
Outside tap and lighting.

DETACHED DOUBLE GARAGE

Twin roller shutter doors. Separate PVC service door. Power, light and water tap. Concrete floor.



Road Map



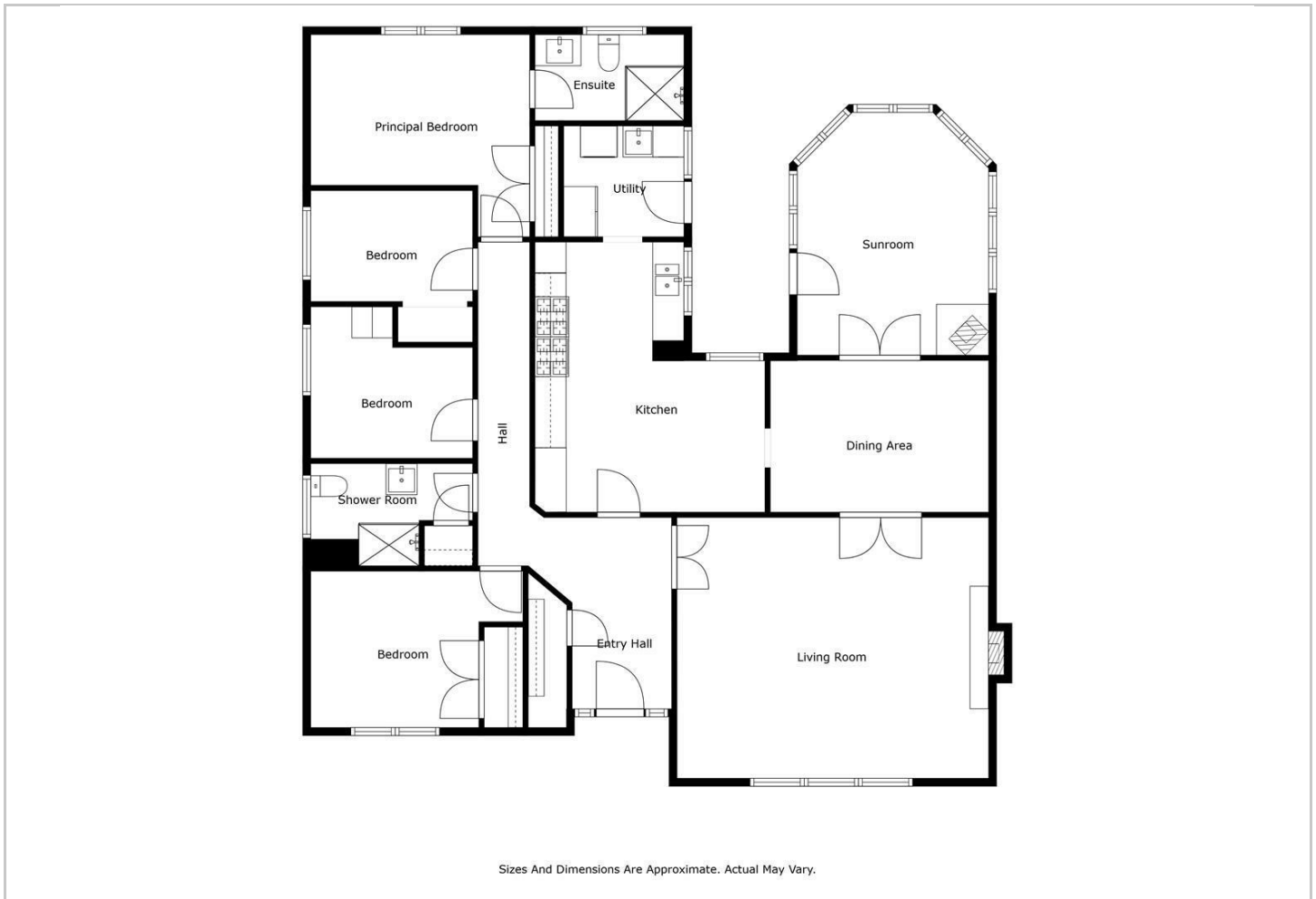
Hybrid Map



Terrain Map



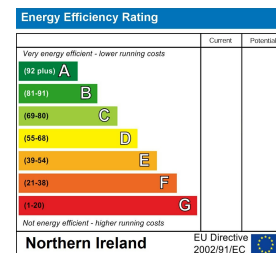
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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