

46 Doagh Road, Ballyclare, BT39 9BG



- Extended End Terrace
- 3 Bedrooms
- 2+ Receptions
- Single Storey Extension
- Modern Bathroom
- Detached Garage
- PVC Double Glazing / Oil Fired Central Heating
- Priced To Allow For Modernisation
- Excellent Investment Opportunity
- Within Walking Distance of Town Centre

PRICE Offers Over £89,950

Positioned on the Doagh Road in Ballyclare within walking distance to town centre and various amenities including shops, cafes, public parks, schools and local transport networks. This Extended End Terrace property benefits from a well planned living layout incorporating 3 bedrooms, 2+ receptions, a recently installed modern shower room. Externally there is a detached garage and a private enclosed rear garden. An ideal purchase for the first time buyer or buy to let investor. Priced to allow for some updating an early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Mahogany PVC front door with decorative glass inset into:-

ENTRANCE PORCH

Door into:-

ENTRANCE HALL

Stairwell to first floor.

OPEN PLAN LIVING/ DINING ASPECT 22'7" x 9'8"

At widest points into Bay window. Tiled hearth with inset cast iron multi fuel stove and wooden beam mantle. Cornice ceiling.



DINING ROOM 12'2" x 13'0"

Access to understair cupboard. Spotlights.

KITCHEN 9'5" x 8'2"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Stainless steel sink unit with mixer tap. Splashback tiling. Space for freestanding cooker and washing machine. Concealed overhead extractor. Door with glass inset to enclosed rear yard.



FIRST FLOOR

LANDING

Access to loft.

MODERN WHITE BATHROOM SUITE

Recently installed Modern 3 piece suite comprising pedestal wash hand basin, push button w.c and double shower enclosure with full height glass screen and electric shower unit. Waterproof tile effect wall panelling. Hot press. Heated towel rail. Recessed Spotlights.



BEDROOM 1 20'1" x 8'3"

BEDROOM 2 11'4" x 10'0"

Built in mirrored wall to wall sliderobes.

BEDROOM 3 9'7" x 6'8"



OUTSIDE

Paved courtyard to front.

Access through archway to:-

Enclosed rear yard leading to Detached garage.

Steps to side leading to private enclosed rear garden screened by perimeter fence and hedging.

GARAGE 19'3" x 12'7"

Power and light. Up and over door. Window.



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	50	55
(39-54) E		
(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.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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