



70 Moyra Road, Doagh, BT39 0SQ

- Semi Detached Home
- Lounge; Wood Burning Stove
- Deluxe Bathroom With White Suite
- Furnished Cloakroom
- Gardens Front and Rear

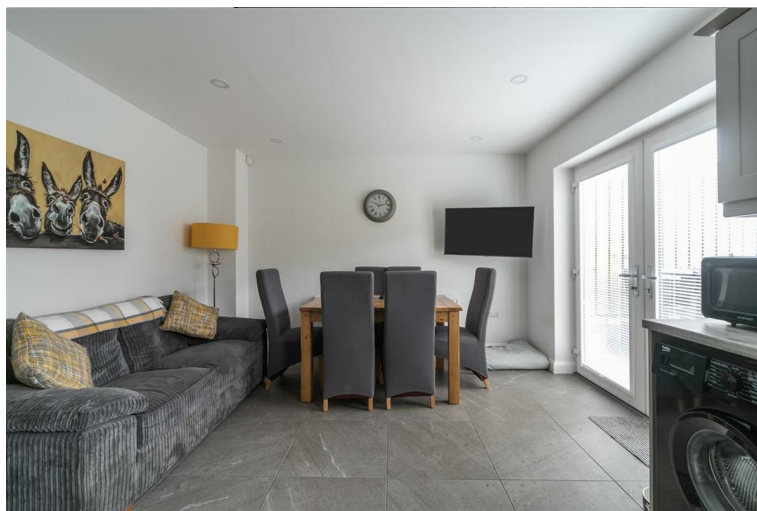
- Three Bedrooms; Principal En Suite
- Kitchen Through Living/Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Immaculate Throughout

Offers Over £184,950

EPC Rating B



70 Moyra Road, Doagh, BT39 0SQ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite front door with hardwood, double glazed side screen. Tiled floor. Stairwell to first floor. Access to under stairs storage.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 18'6" x 11'0" (wps)

Box bay window to front elevation. Tiled inglenook recess with cast iron, wood burning stove on slate hearth. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 18'4" x 12'7" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed doors leading to rear garden.

FIRST FLOOR

LANDING

Access to twin stores. Access to roof space.

PRINCIPAL BEDROOM 12'7" x 11'1"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling and illuminated mirror over sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 11'1" x 12'2" (wps)

BEDROOM 3 8'3" x 7'2"

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled shower with drench shower head and glass shower screen over bath. Splashback tiling and illuminated mirror over sink. Part tiling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn.

Generous sized, private driveway finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, tiered rear garden finished in lawn, brick pavior, slate chippings and range of shrubs.

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.





Immaculately presented, three bedroom, semi detached villa, occupying a generous sized, fully landscaped site, off Moyra Road, Doagh, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove, kitchen through living/dining room with modern fitted kitchen, three well-proportioned bedrooms, to include principal bedroom with deluxe en suite shower room, and separate, deluxe bathroom with three piece suite.

Externally, the property enjoys generous sized private driveway area finished in tarmac, front garden finished in lawn, and large, fully enclosed, landscaped, tiered rear garden finished in lawn, brick pavior, slate chippings and range of shrubs.

Other attributes include gas heating, PVC double glazing and convenient location.

Early viewing strongly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards

