

11 Douglas Hill, Doagh, BT39 0FL



- **Modern Semi-Detached**
- **3 Bedrooms**
- **1+ Reception**
- **Open Plan Luxury Kitchen / Living / Dining Area**
- **Luxury Family Bathroom / Luxury En Suite**
- **Gas Fired Central Heating / PVC Double Glazing**
- **Private Driveway / Furnished Cloakroom**
- **Front And Rear Gardens In Lawn**
- **Select Modern Development**
- **Far Reaching Views Towards Countryside**

PRICE Offers Around £184,950

This beautifully presented semi-detached property is located in the well regarded Douglas Hill Development, Burnside, Ballyclare. Situated on an elevated site with views over the surrounding countryside, it is within close proximity to local amenities including shops, schools and transport networks. Ballyclare Town Centre is also a five minute drive away. Internally the property comprises spacious entrance hall, lounge with wood burning stove, luxury open plan kitchen with living / dining aspect, furnished cloakroom, three well proportioned bedrooms with master en-suite and deluxe family bathroom. Externally the property benefits from a front garden in lawn, private driveway with ample parking and secluded rear garden in lawn with paved patio area. Early viewing 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

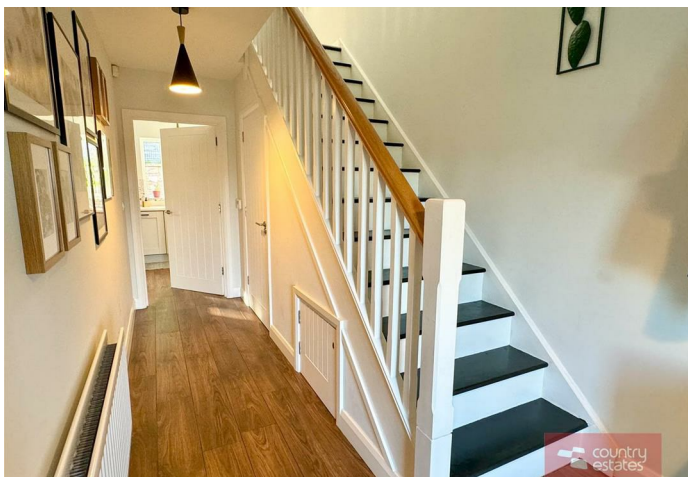
GROUND FLOOR

ENTRANCE HALL

PVC composite front door with matching side screen. Alarm panel. Stairwell to first floor. Understair store. Wood effect tiled floor continuing into kitchen.

LOUNGE 15'7" x 11'0"

Plus bay. Focal point wood burning stove on slate tiled hearth in Inglenook style recess. Box bay window with views extending towards open countryside.



LUXURY KITCHEN WITH LIVING / DINING AREA 18'5" x 10'8"

Modern fitted shaker style kitchen equipped with a comprehensive range of high and low level fitted units and contrasting work surfaces. Integrated appliances to include fridge freezer, dishwasher, washing machine and four ring electric hob and oven with stainless steel extractor canopy over. One and half bowl composite sink with drainer bay and swan neck tap. Gas fired central heating Worcester boiler (housed). Matching upstands to work surfaces. Part tiled walls. PVC double glazed French doors to patio area.



FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi pedestal wash hand basin and w.c. Tiled floor.

FIRST FLOOR

LANDING

Access to twin stores and floored roof space via slingsby style ladder.

BEDROOM 1 12'6" x 11'1"

Quality laminate flooring.

DELUXE EN SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, semi pedestal wash hand basin and w.c. Chrome towel radiator. Fully panelled walls to shower and tiled floor.



BEDROOM 2 12'1" x 11'1"

At widest points. Views over surrounding countryside. Quality laminate flooring.

BEDROOM 3 8'3" x 7'7"

Views over surrounding countryside. Quality laminate flooring.



MODERN FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, semi pedestal wash hand basin and w.c. Tiled splashback to bath and tiled floor.

OUTSIDE

Front garden finished in lawn.

Private driveway suitable for a number of vehicles.

Secluded back garden with raised garden finished in lawn and brick pavior patio area.

Outside tap and light. Fitted dog run and utility store.

PVC fascia, soffits and rainwater goods.



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	

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

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