



## 9 Brookfield Heights, Doagh, BT39 0TS

- Semi Detached Home
- Lounge; Open Fire
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Village Setting
- Three Well-Proportioned Bedrooms
- Separate Dining Room and Conservatory
- Deluxe Bathroom
- Private Driveway; Garage
- Convenient Location

Offers Over **£159,950**

EPC Rating E







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Tiled floor. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 14'6" 12'11"

Open fire with slate clad chimney breast and tiled hearth. Picture window to front elevation, enjoying rural views.

#### DINING ROOM 9'8" x 9'4"

Tiled floor. Open arch to kitchen. PVC double glazed French doors to:

#### CONSERVATORY 11'1" x 9'9"

In PVC double glazed frame and matching French doors to rear garden. Cast iron, wood burning stove on tiled hearth. Tiled floor.



## **KITCHEN 9'9" x 9'9"**

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Colour coded sink unit with draining bay. Integrated gas hob with glass splashback and extractor hood over. Integrated oven. Space for microwave oven. Plumbed and space for dishwasher. Space for American style fridge freezer. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press. Access to roof space.

### **BEDROOM 1 12'2" x 9'9"**

### **BEDROOM 2 12'3" x 9'9"**

Elevated, rural views to front elevation.

### **BEDROOM 3 9'5" x 8'9" (wps)**

Elevated, rural views to front elevation. Built in wardrobe/store.

### **DELUXE BATHROOM**

Contemporary, white, four piece suite comprising whirlpool/jacuzzi style panelled bath, separate shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Part tiling to walls. Tiled floor.

### **EXTERNAL**

Generous sized, private driveway area, finished in tarmac. Front garden finished in lawn.

Entrance porch.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn, paved patio areas and timber decking.

Outside tap.

PVC oil storage tank.

External lighting.

### **MATCHING DETACHED GARAGE 20'4" x 11'3"**

Power, light, oil fired central heating boiler, and utility area to rear.

### **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.







**Well presented, three bedroom, semi detached home with conservatory extension and garage, situated within the popular Brookfield Heights development, Doagh, Ballyclare.**

**The property comprises entrance hall, lounge, separate dining room, modern fitted kitchen, conservatory, three well-proportioned bedrooms, and deluxe bathroom, with contemporary, white four piece suite.**

**Externally, the property enjoys private driveway, matching detached garage, and gardens front and rear, finished mainly in lawn.**

**Other attributes include oil heating and PVC 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			
(39-54) E		47	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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