

# 10 Beech Green, Doagh, BT39 0QB



- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Popular Established Residential Location
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Detached Garage With Private Driveway
- Private Enclosed Garden To Rear
- Priced To Allow For Some Modernisation
- Modern Shower Room

**PRICE Offers Over £178,950**

*Positioned within a highly regarded established residential location within walking distance to Doagh Village on a private site enjoying an open aspect to the rear. This 3 bedroom detached bungalow offers an excellent opportunity for someone to purchase a bungalow at a realistic price. Externally there is a detached garage with private driveway, well kept gardens enjoying an open aspect, PVC double glazing and oil fired central heating. Priced to allow for some modernisation an early enquiry is advised.*

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**Glengormley**  
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Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### OPEN COVERED ENTRANCE PORCH

PVC double glazed front door into:

### ENTRANCE HALL

### LOUNGE 15'6" x 11'7"

Inglenook style fireplace with cast iron stove and slate hearth. Picture style window. Open plan into:-

### DINING ROOM 9'8" x 8'3"

### KITCHEN 12'6" x 9'8"

Equipped with a comprehensive range of high and low level fitted units with single drainer stainless steel sink unit. Space for freestanding cooker. Twin glass display cabinet. Open ended corner displays. Part tiled walls. PVC double glazed door to side.

### BEDROOM 1 11'0" x 9'3"

Built in wall to wall mirrored sliderobes.

### BEDROOM 2 11'0" x 9'0"

### BEDROOM 3 8'3" x 7'4"

Built in double wardrobe.

### MODERN SHOWER ROOM

Comprising quarter rounded shower cubicle with electric shower unit, modern vanity unit and low flush w.c.


### OUTSIDE

Neat well kept garden to front in lawn.

Driveway to side with ample parking to:-

### DETACHED GARAGE

Large private enclosed garden to rear in lawn with open aspect.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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