




76 VILLAGE GREEN

Doagh Ballyclare BT39 0UD

- Detached Family Home
- 5 Bedrooms / 2 Ensuite
- 2 Reception Rooms
- Fitted Kitchen / Diner
- Utility Room / Downstairs W.C.
- White Bathroom Suite
- Pvc Double Glazing / Oil Heating
- Integral Garage

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC 	

Offers Around £299,950

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ACCOMMODATION COMPRISES;

GROUND FLOOR

ENTRANCE HALL

Hardwood Double Glazed front door, wood laminate flooring, under stairs storage, radiator.

FURNISHED CLOAKROOM

White suite comprising: pedestal wash hand basin and low flush W.C. Partly tiled walls, radiator.

LOUNGE

17'6 x 12'0 (5.33m x 3.66m)

Feature mock fireplace with inset and wood surround. Radiator.

KITCHEN / DINER

15'10 x 14'2 at widest (4.83m x 4.32m at widest)

Range of high and low level fitted units with Formica worktops. Basin and a half stainless steel sink unit, built in eye level double oven, ceramic hob and extractor fan. Plumbed for dishwasher, fridge / freezer space, partly tiled walls, tiled floor, radiator.

UTILITY ROOM

9'0 x 5'4 (2.74m x 1.63m)

Range of low level fitted units with Formica worktop. Stainless steel single drainer sink unit, plumbed for washing machine, tumble dryer space, partly tiled walls, tiled floor, radiator, access to garage.

FAMILY ROOM

13'2 x 10'9 (4.01m x 3.28m)

Wood laminate flooring, radiator, pvc double glazed double doors to rear.

BEDROOM 5

12'2 x 9'11 (3.71m x 3.02m)

Radiator.

FIRST FLOOR

LANDING

Access to roofspace, hotpress, radiator.

BEDROOM 1

14'2 x 13'2 at widest (4.32m x 4.01m at widest)

Range of built in robes and cupboards, radiator.

ENSUITE

Fully tiled shower area with Thermostatic shower, pedestal wash hand basin, low flush W.C, radiator, partly tiled walls.

BEDROOM 2

11'4 x 9'8 (3.45m x 2.95m)

Radiator.

ENSUITE

Fully pvc panelled walk in shower area with Thermostatic Shower, pedestal wash hand basin, low flush W.C. partly tiled walls, radiator.

BEDROOM 3

12'2 x 12'0 (3.71m x 3.66m)

Radiator.

BEDROOM 4

12'3 x 11'1 at widest (3.73m x 3.38m at widest)

Built in robe, radiator.

BATHROOM

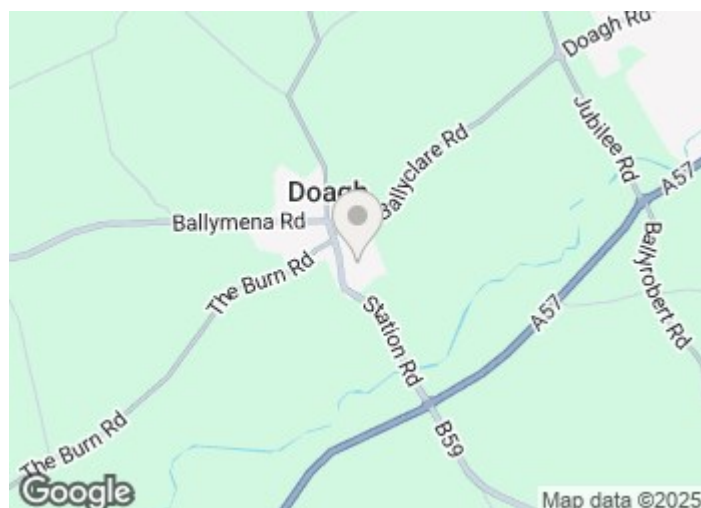
White suite comprising: panelled bath with telephone hand shower, pedestal wash hand basin and low flush W.C. Separate shower cubicle with Mira shower. Fully tiled walls, radiator.

OUTSIDE

Tarmac driveway leading to an integral garage (19'11 x 9'1) with remote control up and over garage door, light, power and oil boiler.

Garden to front in lawn.

Fully enclosed garden to in lawn with paved patio area and a range of mature plants trees and shrubbery.



Directions



Floor Plan

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