



76 Village Green Doagh, Ballyclare, BT39 0UD

**Offers Around
£299,950**

We are delighted to offer for sale this attractive and spacious detached family home which is located close to the Centre of Doagh offering easy access to all local amenities. With generously proportioned rooms and a fully enclosed mature site, this property is sure to appeal to the growing family.

Inside the accommodation comprises: entrance hall with furnished cloakroom, large lounge with feature fireplace, family room with PVC double glazed double doors to rear, fitted kitchen with casual dining area and a utility room with access to garage. Also on the ground floor is the 5th bedroom or a further reception.

Upstairs there are 4 good bedrooms, 2 with ensuite shower rooms, and a separate family bathroom with white suite. Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac driveway leading to an integral garage, garden to front in lawn and a superb mature garden to rear in lawn with paved patio area.

Early viewing recommended !!

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

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, radiatyor, 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

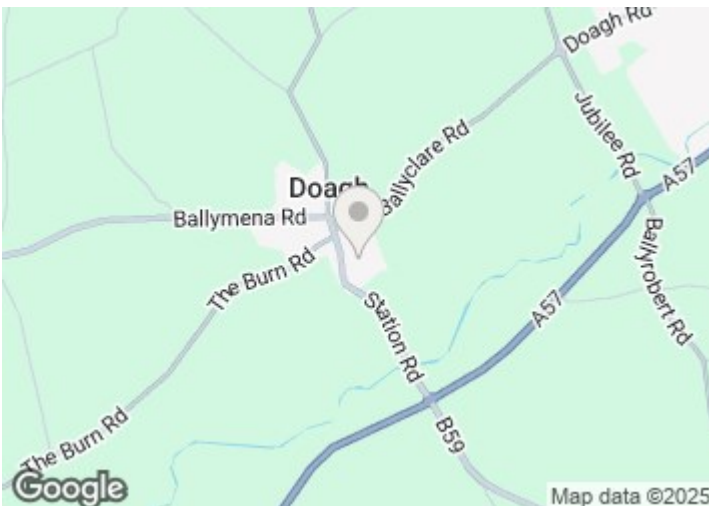
White suite comprising: panelled bath with telephone hand shower, pedestal wash hand basin and low flush W.C. Separate shower cubicle with Mira shower. Fully tiled walls, radiator.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	





****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact the office. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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ULSTERPROPERTYSALES.CO.UK

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028 9060 5200

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