

## 63 Moyra Road, Burnside, Doagh, BT39 0SQ



- Detached Bungalow
- 3 Bedrooms
- 2 Receptions
- Shaker Kitchen With Utility Room
- Integral Garage With Parking Forecourt
- Popular Village Location
- Ensuite Shower Room
- Excellent Investment Opportunity
- Priced To Allow For Modernisation
- PVC Double Glazing / Oil Fired Heating

**PRICE Offers Over £175,000**

*Positioned within a popular village location this detached bungalow enjoys a well planned flexible living layout incorporating 3 or 4 bedrooms, 2 or 1 receptions, shaker kitchen with utility and ensuite bathroom. Externally there is a parking forecourt and integral garage. With Pvc double glazing and oil heating this is an excellent investment opportunity. Priced to allow for modernisation we anticipate strong interest so an early viewing is advised.*

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## ACCOMMODATION

### OPEN COVERED ENTRANCE PORCH

PVC double glazed front door with double glazed side screens into:-

### ENTRANCE HALL

### STORAGE/ CLOAKROOM CUPBOARD

### LOUNGE 17'6" x 11'8"

Cast iron horseshoe style fireplace with wooden surround.

Twin French doors into:-

### FAMILY ROOM 11'6" x 10'4"

Sliding double glazed patio doors to garden.

### MAPLE EFFECT SHAKER KITCHEN 13'1" x 11'8"

Equipped with a range of high and low level fitted shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven with 4 ring hob and overhead concealed extractor fan. Plumbed for dishwasher. Part tiled walls. Glass display cabinet. Tiled floor.

### UTILITY ROOM 11'6" x 7'6"

Fitted low level units. Plumbed for washing machine. Single drainer stainless steel sink unit. Service door into garage.

### BEDROOM 1 15'3" x 11'3"

Laminate flooring.

### EN SUITE

Comprising low flush w.c, pedestal wash hand basin and quarter rounded shower cubicle. Part tiled walls. Tiled floor.

### BEDROOM 2 13'0" x 12'7"

Laminate flooring.

### BEDROOM 3 9'9" x 9'7"

Laminate flooring.

### BATHROOM

Comprising low flush w.c, pedestal wash hand basin and panelled bath with shower attachment. Part tiled walls. Tiled floor.

### OUTSIDE

Hardlandscaped garden to front in blue slate stocked with a variety of trees.

Enclosed garden to rear screened by perimeter fence.

Driveway to side with ample parking to:-

### INTEGRAL GARAGE 18'9" x 11'6"

Up and over door.

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		
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.

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