

# 32 Cogry Hill, Doagh, Ballyclare, BT39 0RY



## PRICE Offers Over £285,000

*Positioned on a superb extensive mature site extending to circa 0.3 acre within a quiet cul de sac in a highly regarded established development just off the Cogry Road in Doagh. This well presented impressive detached chalet bungalow benefits from a flexible living layout that will suit differing family needs. Benefitting from a master bedroom with adjoining room perfect for dressing room or nursery, a recently installed luxury ground floor wet room, deluxe first floor family bathroom and a superb open plan living/ kitchen/ dining layout plus separate utility room including w.c. Externally there is a large integral garage with parking forecourt suitable for a variety of vehicles. A high level of interest is anticipated so an early viewing is highly recommended.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803



- **Impressive Detached Chalet Bungalow**
- **4 / 3 Bedrooms Plus Adjoining Nursery / Study**
  - **1+ / 2+ Receptions**
- **Private Extensive Mature Site Extending To Circa 0.3 Acre**
  - **Open Plan Living / Kitchen / Dining Layout**
    - **Luxury Ground Floor Wet Room**
    - **Deluxe First Floor Family Bathroom**
  - **Superb Highly Regarded Established Location**
    - **Integral Garage With Parking Forecourt**
- **PVC Double Glazed Windows / Oil Fired Central Heating**





## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door. Double glazed side screen into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL 14'3" x 12'8"

At max.



#### LOUNGE 13'6" x 15'10"

Inglenook style fireplace with cast iron 'Yeoman' cast iron multi fuel stove on slate hearth. Quality exposed hard wood flooring.

#### FAMILY ROOM/ BEDROOM 4 12'7" x 10'9"

Dual window aspect. Maple effect laminate strip flooring.





### **BEDROOM 3 12'1" x 12'7"**

At max.

### **LUXURY SHOWER ROOM**

Contemporary recently installed wet room styled shower room comprising button flush w.c, vanity unit with mixer tap with matching bathroom cabinet. Open shower enclosure with full height fixed glass screen. White washed wood effect tiled floor. Fully tiled walls.



### **OPEN PLAN KITCHEN/ LIVING/ DINING 12'1" x 22'9"**

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work surfaces. Inlaid Single drainer stainless steel sink unit with swan neck mixer tap. A range of fitted glass display cabinets. A range of Integrated appliances including eye level oven with separate 4 ring hob, overhead extractor fan housed in stainless steel canopy and dishwasher. Fixed centre island with breakfast bar style return for casual dining with integrated wine storage rack. Complimentary wall tiling and tiled floor. Twin PVC double glazed patio doors to rear gardens and patio. Recessed spotlights.





### **UTILITY ROOM 12'6" x 10'3"**

Equipped with a range of high and low level fitted units with single drainer stainless steel sink unit. Plumbed for washing machine. PVC double glazed door to rear. Service door into garage.



### **WC**

With push button w.c.

### **INTEGRAL GARAGE 17'7" x 12'3"**

Up and over door power and light. Oil fired boiler.

## **FIRST FLOOR**

### **BEDROOM 2 12'8" x 17'6"**

Access to under eaves storage. Exposed feature beams.

### **BEDROOM 1 12'7" x 12'3"**

Fitted wall to wall full height sliding robes with mirrored centre. Velux skylight. Walk through into adjoining room.





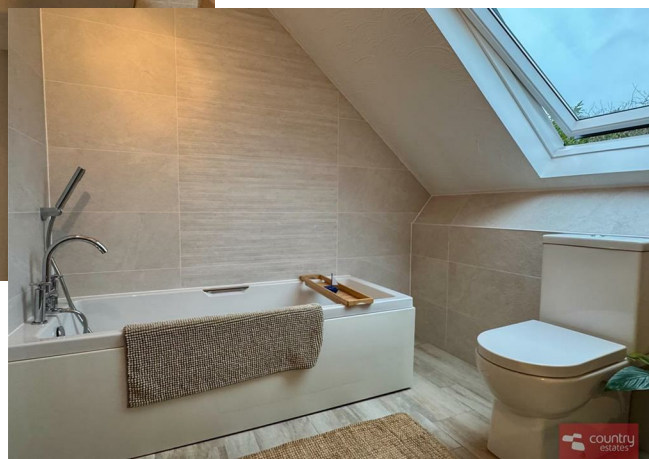
## NURSERY / DRESSING ROOM 15'0" x 13'0"

Suitable for nursery, dressing room home office etc. Access to undereaves storage.



## LUXURY MODERN FAMILY BATHROOM

Comprising panelled bath with fixed hand shower attachment, button flush w.c. and pedestal wash hand basin. White washed wood effect tiled floor. Fully tiled walls. Velux window.






## OUTSIDE

Extensive mature private site extending to circa 0.3 acre. Front garden laid in lawn. Private parking forecourt suitable for a variety of vehicles.

Mature garden to rear laid in lawn screened by a variety of mature trees and shrubs. Lower wooded area to rear. Private paved patio perfect for family barbeques or evening entertaining. Enclosed bin store with pvc oil tank. Outside tap and outside sensor lights.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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