

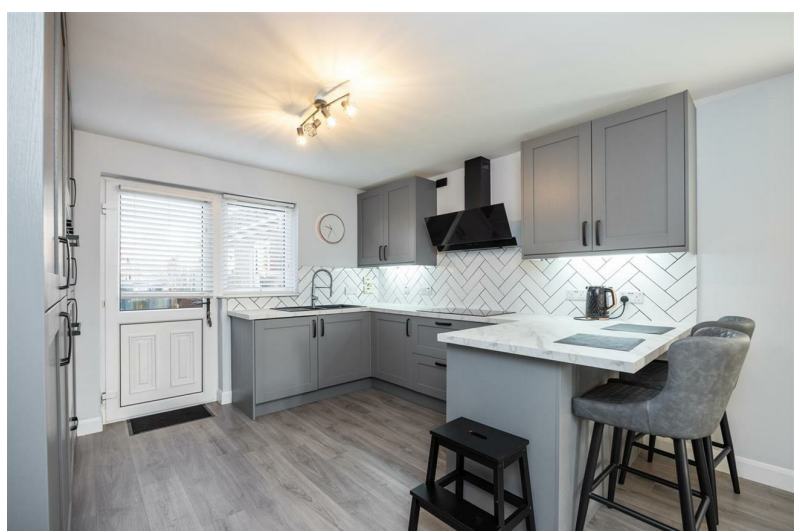


14 Village Green, Doagh, Ballyclare, BT39 0UD

- Detached Family Home
- Lounge; Separate Family Room
- Deluxe Bathroom; Four Piece Suite
- Furnished Cloakroom
- Matching Detached Garage
- Four Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Gardens Front, Side and Rear

Offers Over £265,000

EPC Rating D



14 Village Green, Ballyclare, BT39 0UD



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with matching PVC side screens. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC.

LOUNGE 14'4" x 11'9"

Gas fire in granite fireplace with matching hearth and timber surround. Wood laminate floor covering. Glass panelled French doors leading to:

FAMILY ROOM 13'4" x 11'8"

Wood laminate floor covering. PVC double glazed French doors to rear garden.



KITCHEN THROUGH DINING ROOM 19'8" x 11'8" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting marble effect melamine work surface and matching breakfast bar area. Colour coded 1.5 bowl sink unit with draining bay. Integrated, touch screen induction hob, with contemporary extractor hood over. Integrated double oven and fridge freezer. Space and plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Access to under stairs store. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

PRINCIPAL BEDROOM 11'9" x 11'7"

DELUXE EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Splash back tiling to sink.

BEDROOM 2 12'1" x 8'1"

BEDROOM 3 8'6" x 8'5"

BEDROOM 4 8'7" x 7'3"

DELUXE BATHROOM

Contemporary, white four piece suite comprising central mounted bath, separate shower enclosure, vanity unit and WC. Thermostat controlled mains shower with drench shower head. Towel radiator. Tile effect panelling to walls.

EXTERNAL

Front and side gardens finished mainly in lawn. Generous sized private driveway finished in tarmac. Fully enclosed rear garden finished in lawn and paved patio area.

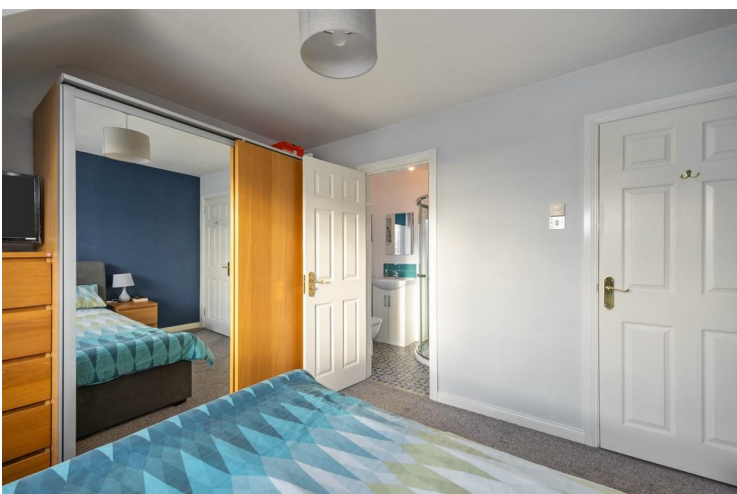
PVC oil storage tank.

External lighting.

Outside tap.

MATCHING DETACHED GARAGE 19'10" x 10'7"

Up and over door. Separate service door to rear garden. Power, light and oil fired central heating boiler.





IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, four bedroom, two+ reception, detached family home with matching detached garage, situated within the well sought after Village Green development, Station Road, Doagh, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge with gas fire, glass panelled French doors leading to separate family room, kitchen through dining room with modern fitted kitchen, four well-proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and separate, deluxe family bathroom, with contemporary four piece suite.

Externally, the property enjoys generous sized private driveway finished in tarmac, matching detached garage, front and side gardens finished mainly in lawn, and fully enclosed rear garden finished in lawn and paved patio area.

Other attributes include oil fired central heating, PVC double glazing and convenient location.

Early viewing highly recommended to avoid disappointment.



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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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