

## 66 Moyra Road, Doagh, BT39 0SQ



- Superb Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- De Luxe Open Plan Kitchen With Living / Dining Area
- Contemporary Three Piece Bathroom Suite
- Master En Suite Shower Room
- PVC Double Glazed Windows And Doors/ PVC Barge Boards/ Gas Fired Central Heating
- Tarmac Driveway With Parking Forecourt
- Neat Garden To Front/ Impressive Landscaped Garden To Rear
- Finished To Full Turnkey Specification



**PRICE Offers Over £194,950**

*Positioned on the Moyra road within the 'Douglas Hill' development in Burnside Village. This superb property has been finished to a superb turn key style specification throughout with a host of extras including Luxury Kitchen, deluxe bathroom & ensuite. Externally there is a private tiered garden with private patio/ terrace area that is perfect for family barbeques or evening entertaining. Viewing of this excellent property will not disappoint!*

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Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

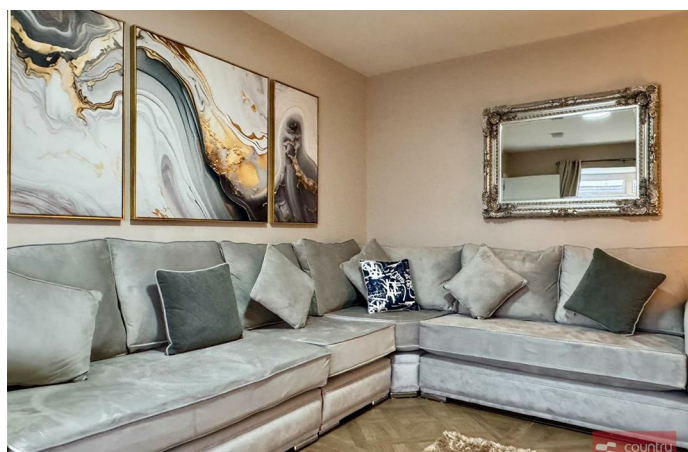
Composite front door with multi point locking system and PVC double glazed side panel. Ceramic tiled floor. Painted cottage style doors throughout.

#### FURNISHED CLOAKROOM

With white two piece suite comprising low flush w.c. and semi pedestal wash hand basin with mono block tap. Feature tiled accent panel. Ceramic tiled floor. Complementary wall tiling.

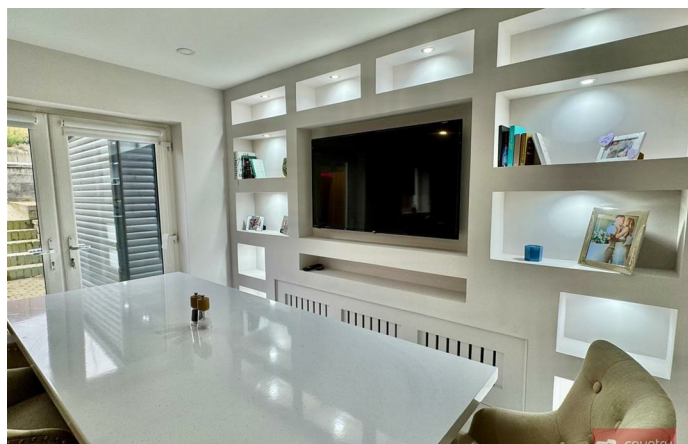
#### LOUNGE 17'9" x 11'2"

Attractive Inglenook style fireplace with cast iron woodburning stove on slate hearth. Front bay window. Feature twin wooden slat wall panels. Quality tiled floor in herringbone pattern.



#### OPEN PLAN KITCHEN/ DINING AREA 18'9" x 9'7"

Contemporary fitted kitchen in oxford blue finish with range of high and low level fitted units with contrasting woodblock work surfaces. Inlaid one and half bowl stainless steel sink unit with mixer tap and drying tray. Range of integrated appliances including fridge freezer, dishwasher, 4 ring gas hob with electric underoven and pyramid style stainless steel extractor unit. Recess and plumbing for automatic washing machine. Feature wall with bespoke fitted shelving and displays with low voltage lighting. Fixed centre island with breakfast bar style return for casual dining with fitted units. Complementary wall tiling in metro style brick. Ceramic tiled floor. Recessed ceiling lighting. Twin PVC double glazed French doors to rear patio and garden.



### FIRST FLOOR

#### LANDING

2No storage cupboards. Access to roof space.

#### BEDROOM 1 12'7" x 11'2"



## EN SUITE

With three piece white suite comprising PVC panelled shower cubicle with sliding screen door and mains operated shower over, low flush w.c. and semi pedestal wash hand basin with mono block tap and tiled accent panel. Complementary wall tiling. Ceramic tiled floor. Chrome heated towel rail. Wall mounted mirror.



**BEDROOM 2 12'0 x 9'8"**



**BEDROOM 3 8'4" x 7'2"**



## DELUXE BATHROOM

With three piece white bathroom suite comprising panelled bath with mixer tap, low flush w.c. and semi pedestal wash hand basin with mono block tap and tiled accent panel. Complementary wall tiling. Ceramic tiled floor. Wall mounted mirror.



## OUTSIDE


Situated at front of Douglas Hill development within village of Burnside.

Neat front garden in lawn. Tarmac driveway and parking forecourt.

Private hardlandscaped enclosed tiered rear garden with raised decked area and patio.

Outside light. Water tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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