

## 5 Beech Green, Doagh, Ballyclare, BT39 0QB

**For Sale**  
Offers Over  
**£159,950**

An excellent opportunity to purchase this 3 bedroom detached bungalow located in a quiet residential development convenient to the local amenities of Doagh village. The property is well presented throughout and we encourage early viewing to avoid disappointment.



Energy Efficiency Rating E.

**T:** 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61   D
39-54	E	40   E	
21-38	F		
1-20	G		

- Detached Bungalow in quiet residential area
- 3 Bedrooms
- Lounge though to dining area
- Ivory shaker style fitted kitchen
- Modern shower room
- Double glazing in uPVC frames
- Oil fired central heating
- Detached garage
- Garden to front and rear



### ENTRANCE HALL

uPVC front door, laminate wood flooring, storage cupboard, separate hot press with insulated copper cylinder

### LOUNGE

15' 6" x 11' 10" (4.72m x 3.61m)  
Feature fireplace with tiled hearth, recessed downlighters, through to:

### DINING AREA

8' 9" x 8' 4" (2.67m x 2.54m)  
Recessed downlighters

### KITCHEN

12' 4" x 9' 4" (3.76m x 2.84m)  
Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps, cooker point, extractor fan, plumbed for washing machine, wall tiling, laminate wood flooring, glazed display unit

### BEDROOM(1)

11' 7" x 10' 9" (3.53m x 3.28m)  
Laminate wood flooring

### BEDROOM (2)

10' 9" x 9' 9" (3.28m x 2.97m)

### BEDROOM (3)

8' 9" x 7' 6" (2.67m x 2.29m)  
Plus built in robes

### SHOWER ROOM

Modern white suite comprising glazed shower cubicle with Mira electric shower, low flush WC, pedestal wash hand basin, chrome heated towel rail, recessed downlighters, extractor fan, ceramic tiled flooring

### OUTSIDE

Open plan to front, tarmac driveway  
Enclosed garden to rear in lawn and flowerbeds

### GARAGE

16' 9" x 8' 3" (5.11m x 2.51m)  
Roller door, oil fired boiler



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Integrity  
Respect**

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**Please  
call in or  
contact us  
for any  
advice**

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