



Ballymena Road, Doagh,  
County Antrim, BT39 0RN

**Asking Price: £399,950**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

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Viewing Strictly By Appointment!

### Description

Reeds Rains are delighted to present for sale this detached residence located at the junction of Ballymena and Poseyhill Road. This beautiful home offers a wealth of internal accommodation and also holds a prime corner site with detached garage and landscaped gardens. Internal and external viewing is recommended to appreciate all this home has to offer.

### Extended Porch

An extended porch to the front of the property offering views to front garden. Upvc entrance hall.

### Hallway

Complete with solid wooden flooring. Understair storage area currently used for home office / study space.

### Formal Dining Room

15'6" x 9'9" (4.72m x 2.97m)  
Formal dining area with dual window aspect to the front and side of the property.

### Lounge

22'2" x 12'10" (6.76m x 3.9m)  
Naturally bright and spacious lounge complete with feature fireplace and tiled hearth. Dual window aspect to both the front and rear offering excellent countryside views.

### Fitted Kitchen Open To:

14'7" x 12' (4.45m x 3.66m)  
Stunning range of high and low level units with matching granite worktop surfaces. Centre island finished with granite. Range of NEFF appliances to include oven, coffee machines and bespoke NEFF hob with stainless steel extractor fan overhead. Integrated appliances also include fridge freezer, dishwasher and combi microwave / oven. Complete with recessed Belfast style sink. Tiled flooring and tiled splashback areas. Stylish wall mounted

radiators. Recessed spotlights. Open plan access to extended family room.

### Family Room

14'2" x 11'8" (4.32m x 3.56m)  
An superb extended family room located just off the kitchen area. Complete with tiled flooring and recessed spotlights. Upvc double doors to rear garden. Access to utility area also.

### Hallway Leading To:

An additional entry point if required from the front of the property. Intruder alarm. Access to family and utility areas.

### Utility Room

5'7" x 5'7" (1.7m x 1.7m)  
Small range of units. Stainless steel drainer unit and sink. Tiled flooring and access to cloakroom.

### Downstairs WC

Furnished cloakroom with WC and wash hand basin. Tiled flooring. Built in storage cupboard.

### Stairs To First Floor Landing

### Master Bedroom

21'7" x 15'10" (6.58m x 4.83m)  
Luxurious master bedroom complete with walk in dressing room, ensuite shower suite and upvc double doors to Balcony with superb countryside views. Recessed spotlights.

### Walk In Dresser

7' x 5' (2.13m x 1.52m)  
Complete with fitted robes.

### Modern Ensuite

Modern three piece ensuite with large walk in shower cubicle with main shower, low flush WC and modern wash hand basin with vanity unit beneath. Heated towel rail. Tiled flooring and tiled walls.

### Bedroom Two

9'1" x 9' (2.77m x 2.74m)

Double bedroom with dual window aspect. Complete with carpeted flooring.

### Bedroom Three

9'8" x 9'10" (2.95m x 3m)  
Finished with range of fitted robes.

### Bedroom Four

11 x 7'4" (11 x 2.24m)  
Finished with range of fitted robes.

### Bathroom

Four piece bathroom suite comprising corner bath, separate shower cubicle, WC and white pedestal wash hand basin. Tiled flooring and tiled walls.

### Externally

### Pebbled Driveway

Offering ample off street parking and leading to:

For full EPC please contact the branch.

### Detached Garage

### Enclosed Rear Garden

A beautiful landscaped garden offering numerous patio areas finished with bespoke Tobermore paving. Surrounded with various bushes and shrubbery. Ideal for hosting family and friends

### CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branch at 350 Upper Newtownards Road