

37 Mill Green, Doagh, BT39 0PH



- Extended Semi Detached Villa
- 3 Bedrooms
- 2+ Reception
- Modern Deluxe Kitchen / Dining Area
- Modern 4 Piece Suite Family Bathroom
- Sun Room Extension
- Detached Garage With Utility Space / Ground Floor Furnished Cloakroom
- PVC Double Glazed Windows / Oil Fired Central Heating
- Enclosed Rear Garden/ Prime Corner Site
- Highly Regarded Select Development

PRICE Offers Over £188,500

Positioned within the popular Mill Green development in Doagh Village. This Contemporary extended 3 bedroom semi detached house is finished to a modern specification throughout and is situated on a prime corner site. With an open plan living layout incorporating a luxury kitchen and sun lounge plus a modern 4 piece family bathroom. Externally there is a private enclosed garden and a detached garage. An early viewing is highly recommended.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Hardwood panelled front door.

ENTRANCE HALL

Luxury vinyl flooring. Stairwell to first floor. Understair storage.

CLOAKROOM WITH W.C

With 2 piece suite comprising low flush w.c. and pedestal wash hand basin. Luxury vinyl flooring.



LOUNGE 14'9" x 11'9"

Contemporary fireplace with black granite inset and hearth with contrasting granite surround. Semi solid walnut flooring. Twin doors into:-

OPEN PLAN KITCHEN/ DINING AREA 18'4" x 9'8"

Modern fitted kitchen with a comprehensive range of high and low level shaker style units in ivory finish with matching work surfaces. Integrated appliances to include inlaid 4 ring ceramic hob with electric underoven and overhead pyramid style stainless steel extractor unit. Integrated dish washer. Inlaid one and half bowl stainless steel sink unit with mixer tap. Complementary wall tiling. Luxury vinyl flooring. Open plan into-

SUN ROOM 9'9" x 8'0"

Recessed ceiling lighting. Luxury vinyl flooring. PVC double glazed door with matching twin side panels accessing rear garden.



FIRST FLOOR

LANDING

Gable side window. Access to part floored roof space via drop down ladder.

BEDROOM 1 12'8" x 11'2"

BEDROOM 2 12'3" x 11'2"

Fitted wardrobe.



BEDROOM 3 8'10" x 7'0"

Shelved hot press.

MODERN BATHROOM

De luxe 4 piece suite comprising panelled bath with mixer tap, corner shower cubicle with folding screen door and electric shower unit over. Low flush w.c. and pedestal wash hand basin. Ceramic tiled floor.



OUTSIDE

Situated within this select development on the outskirts of Doagh Village, close to local village amenities.

Kerbed and gravel driveway with parking for a number of vehicles.

Spacious corner site with neat front gardens in lawn to front, rear and side.

Enclosed rear garden within screening perimeter fencing and gateway at gable side.

Outside light. Water tap.

DETACHED GARAGE 19'0" x 10'7"

Range of units with matching work surfaces. Plumbed for washing machine. Oil fired central heating boiler. Roller shutter door. Side service door. Gable side window. Electric light and power points.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	67	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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