



SALE AGREED

14 Ballyclare Road

Doagh, Ballyclare, BT39 0PE



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Offers over £229,950



Nest Estate Agents are delighted to bring to the market this beautifully presented three bedroom detached chalet bungalow, located on the Ballyclare Road within Doagh Village. The property comprises entrance hall, large living room and additional lounge both with feature bay windows, modern kitchen with informal dining, three well-proportioned bedrooms (one with en-suite shower room and one with w/c), luxury fitted family bathroom suite and utility room. Externally the property enjoys private driveway, finished in concrete, paving and decorative stone with a large detached workshop. Other attributes include new roof with feature velux window, new woodwork throughout, upgraded boiler, double glazing, oil central heating and convenient location. We expect a high level of interest in this property as it has been finished to a beautiful standard and will appeal to many buyers.

This property is within walking distance to local shops, pubs and takeaways within Doagh Village, as well as being within close proximity to primary/ pre schools. Easy accessible to public transport links to and from Belfast City Centre, making this property suitable for those commuting. Contact Nest Estate Agents today to arrange a viewing on 028 9343 8090 or hello@nestestateagents.com

HALLWAY

5'11" x 32'5" (1.80m x 9.88m)

Hardwood panelled front door with overhead glazed inset. Wood effect laminate flooring. Feature arch leading to stairway. Access to storage.

STORAGE

2'3" x 3'7" (0.69m x 1.09m)

LOUNGE

15'9" x 11'4" (4.80m x 3.45m)

Laminate wood effect flooring.

LIVING ROOM

11" x 15'9" (3.35m x 4.80m)

Laminate wood effect flooring. Cornice ceilings. Feature wood burning stove with slate hearth.

BATHROOM

10'6" x 9'1" (3.20m x 2.77m)

Low flush w/c. Freestanding bath with chrome mixer taps and traditional Victorian style handheld shower.

STORAGE

1'10" x 2'9" (0.56m x 0.84m)

KITCHEN

9'10" x 19'5" (3.00m x 5.92m)

Range of low level contemporary units with formica worktops. Tiled splashback. Ceramic double bowl sink with chrome mixer tap. Plumbed for appliances. Recessed spotlights. Wood effect laminate flooring.

UTILITY

12'7" x 3'11" (3.84m x 1.19m)

BEDROOM 1

14'8" x 14'9" (4.47m x 4.50m)

ENSUITE

6'3" x 9'6" (1.91m x 2.90m)

Low flush w/c. Fully tiled walls and floor with feature mosaic boarder. Contemporary thermostatic shower. Floating vanity unit with mixer tap.

REAR ENTRANCE HALL

4'6" x 4'7" (1.37m x 1.40m)

BEDROOM 2

11'5" x 12'10" (3.48m x 3.91m)

Built-in storage.

ENSUITE

3'3" x 3'8" (0.99m x 1.12m)

Low flush w/c and wash hand basin.

STORAGE

1'10" x 4' (0.56m x 1.22m)

LANDING

11'7" x 10'8" (3.53m x 3.25m)

STORAGE

2'3" x 4'4" (0.69m x 1.32m)

BEDROOM 3

9'7" x 8'2" (2.92m x 2.49m)

Built-in storage.

STORAGE

3'1" x 1'9" (0.94m x 0.53m)

STORAGE

5'1" x 1'9" (1.55m x 0.53m)

GARAGE

18'4" x 44' (5.59m x 13.41m)

OUTSIDE

Large yard finished in concrete with ample off road parking. Wooden privacy fence. Large detached workshop with roller door. Outside tap. Outside light. Decorative stone, flower beds and shrubs.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property?
Contact Nest Mortgages on 02893 438092.



Road Map



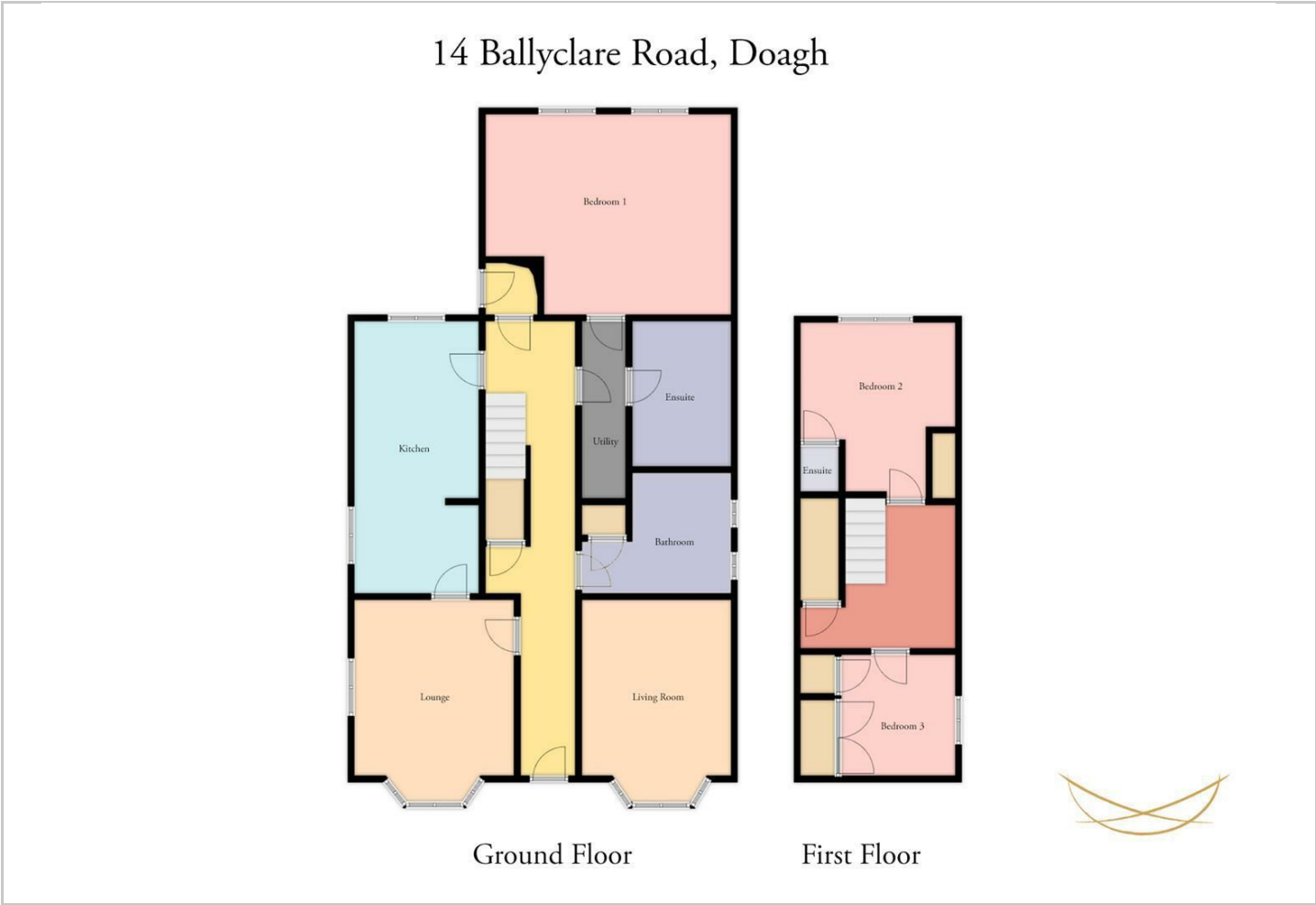
Hybrid Map



Terrain Map



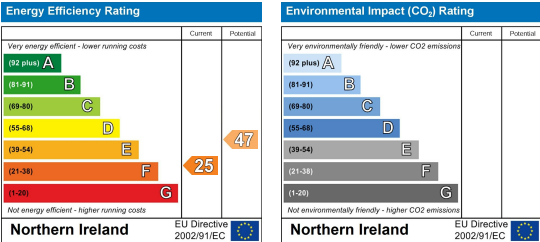
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.