



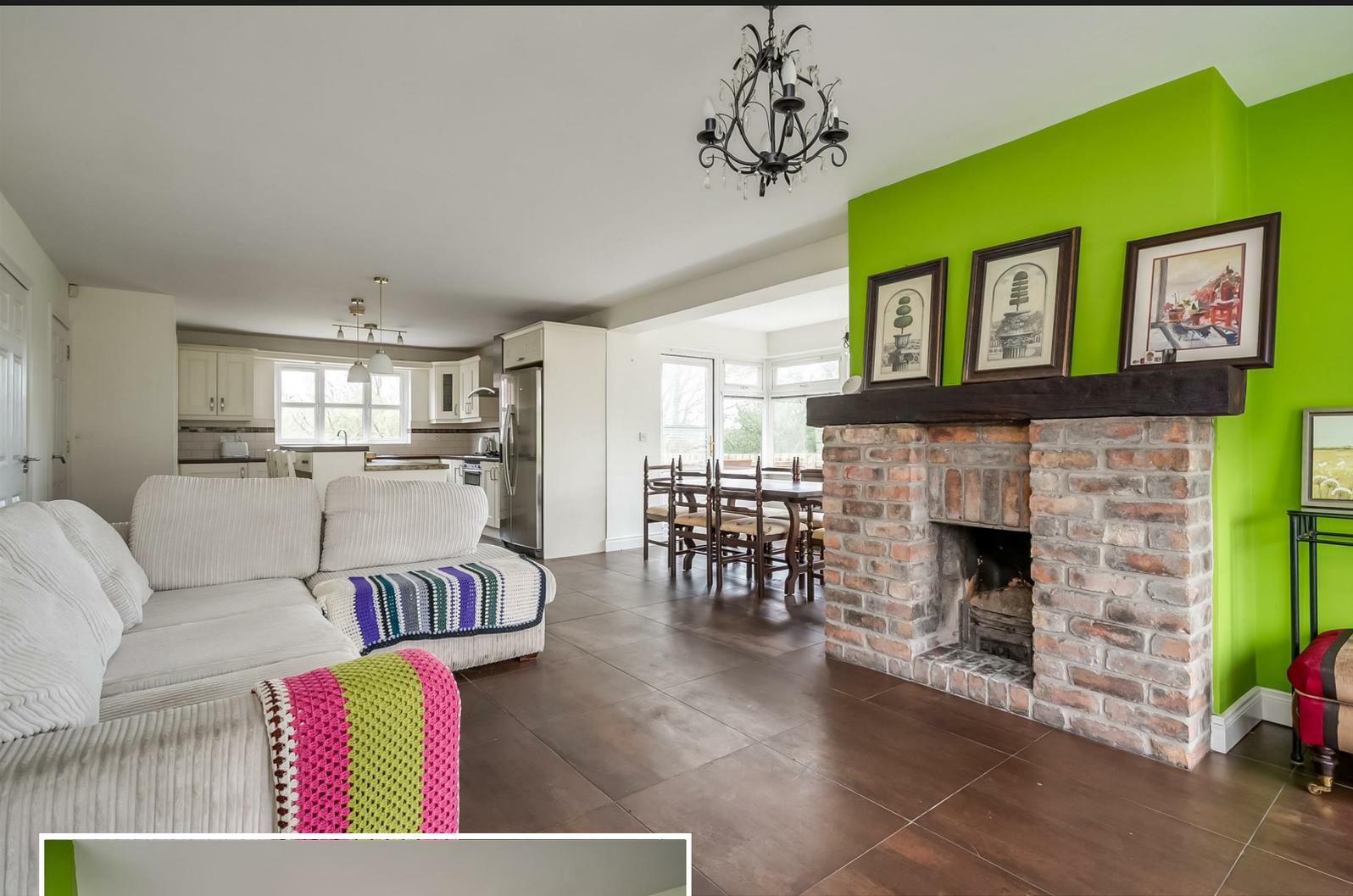
80 Mill Green, Doagh, BT39 0PH

- Spacious End Town House
- Open Plan Living / Dining / Kitchen
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Four Bedrooms; Principal En suite
- Open Arch To Sun Lounge
- Family Bathroom
- Private Double Driveway
- Delightful Rural Views

Offers Over £174,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door. Tiled floor. Stairwell to first floor.

OPEN PLAN LIVING / DINING / KITCHEN 32'7" x 13'1" (wps)

Open fire in brick fireplace. Tiled floor. Dual aspect windows. Modern fitted kitchen with range of high and low level storage units, with contrasting wood block effect melamine work surface. Matching island unit with granite work top and breakfast bar area. Stainless steel 1.5 bowl unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double oven and dishwasher. Space for American style fridge freezer. Glass fronted display cabinet. Splash back tiling to walls. Access to store. Tiled floor. Open arch leading to:

SUN LOUNGE 14'2" x 6'7"

Delightful rural views over river. Tiled floor. PVC double glazed French door to rear garden.



UTILITY ROOM 6'5" x 5'0"

Range of fitted high and low level storage units, with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Tiled floor. Hardwood, double glazed door to rear garden.

FURNISHED CLOAKROOM

White, two piece suite comprising semi pedestal wash hand basin and WC. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 12'8" x 10'0"

Elevated rural views over river. Fitted wardrobe with mirror panelled sliding doors.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Part tiling to walls. Tiled floor.

BEDROOM 2 15'0" x 9'0" (wps)

Rural views over river.

BEDROOM 3 15'2" x 7'2"

Rural views over river.

BEDROOM 4 13'8" x 6'2"

Triple aspect windows. Rural views over river.

FAMILY BATHROOM

White, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Private double driveway, finished in decorative stone.

Tiled entrance canopy.

External lighting.

Fully enclosed rear garden, finished in lawn and paved patio area.

Outside tap.

Oil fired central heating boiler.

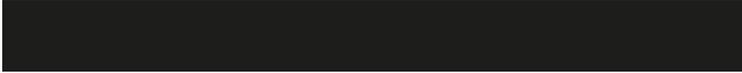
PVC oil storage tank.

Rural views over river.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Well presented, spacious, four bedroom, end town house, occupying a prime site within the popular Mill Green development, Doagh, Ballyclare. The property comprises entrance hall, open plan living / dining / kitchen area, open arch to sun lounge, utility room, furnished cloakroom, four first floor bedrooms, to include principal en suite, and bathroom with white three piece suite. Externally, the property enjoys private double driveway finished in decorative stone, and fully enclosed rear garden, finished in lawn and paved patio area. Other attributes include oil heating, PVC double glazing, village setting, and delightful rural views over river. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	73
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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