



2 Kilbride Lodge, Doagh, BT39 0RW

- Family Sized Detached Bungalow
- 4 Bed/2+ Rec; 3 Bed/3+ Rec.
- Utility Room
- Gas Heating; PVC Double Glazing
- Large, Fully Enclosed Rear Garden
- Adaptable Accomodation
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite
- Private Driveway
- Village Setting

Offers Over £225,000

EPC Rating



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching twin side screens. Herringbone style, timber flooring. Access to cloakroom. Access to roof space.

LOUNGE 17'10" x 11'11"

Cast iron wood burning stove on granite hearth. Picture window to front elevation. Wood laminate floor covering. Glass panelled French doors leading to:

FAMILY ROOM 18'0" x 10'11" (wps)

Picture window to front elevation. Wood laminate floor covering. Access to built in store.



KITCHEN WITH INFORMAL DINING AREA 13'3" x 10'10"

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Touch screen, induction hob with stainless steel extractor hood over. Integrated double oven. Space and plumbed for dishwasher. Upstands to walls to match work surface. Tiled floor.

UTILITY ROOM 11'7" x 6'11"

Range of fitted high and low level storage units with contrasting wood block work surface. Ceramic sink unit. Space for fridge freezer. Space and plumbed for automatic washing machine. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

PRINCIPAL BEDROOM 15'6" x 11'9" (wps)

ENSUITE SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 13'3" x 11'9"

Wood laminate floor covering.

BEDROOM 3 / RECEPTION 3 11'9" x 10'0"

Herringbone style, timber flooring. Aluminium framed, sliding patio door to rear garden.

BEDROOM 4 9'11" x 9'9"

Wood laminate floor covering.

BATHROOM

Contemporary, white, four piece suite comprising panelled corner bath, separate panelled shower enclosure, vanity unit and WC. Part tiling to walls. Tiled floor. Access to shelved hot press.

EXTERNAL

Generous sized private driveway, finished in tarmac.

Front garden, finished in lawn and range of plants, trees and shrubbery.

Entrance porch.

External lighting.

Large, fully enclosed rear garden, finished in lawn, paved patio areas, raised bedding and range of plants, trees and shrubbery.

Outside tap.

Paved service area to side.

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.





Immaculately presented, four bedroom / two+ reception, detached bungalow, occupying a generous sized, fully landscaped, site within the popular Kilbride Lodge development, Moyra Road, Doagh, Ballyclare. The property offers adaptable accommodation and comprises entrance hall, lounge, family room, dining room / bedroom 4, kitchen with informal dining area, utility room, three further bedrooms, including principal en suite, and deluxe family bathroom, with contemporary, white, four piece suite. Externally, the property enjoys private driveway area finished in tarmac, and gardens front and rear, finished in lawn, paved patio areas, raised bedding, and range of plants, trees and shrubbery. Other attributes include gas heating, PVC double glazing, and village setting. 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		
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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