



## Site 2 Between 7 Holestone Road & 2 Moyra Road, Doagh, Ballyclare, BT20 0SD

- Contemporary, New Build Home (c.2,420 Sq Ft)
- Lounge
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Gardens Top Soiled & Seeded
- Four Bedroom; Three En Suite
- Large, Open Plan Living / Dining / Kitchen Area
- Family Bathroom
- Private Driveway; Attached Garage
- Generous Turnkey Specification

Offers Over **£550,000**

EPC Rating





## **PROPERTY DESCRIPTION**

### **ACCOMMODATION**

#### **ENTRANCE HALL**

**LOUNGE 19'5" x 11'8"**

**LIVING / DINING / KITCHEN AREA 38'5" x 15'8"**

**UTILITY ROOM 8'7" x 7'6"**

#### **REAR HALL**

#### **FURNISHED CLOAKROOM**

**PRINCIPAL BEDROOM 16'5" x 10'10"**

**WALK IN WARDROBE / DRESSING ROOM**



**EN SUITE SHOWER ROOM**

**BEDROOM 2 12'2" x 9'2"**

**FAMILY BATHROOM**

**FIRST FLOOR**

**GALLERY LANDING**

**BEDROOM 3 14'9" x 13'3"**

**EN SUITE SHOWER ROOM**

**BEDROOM 4 13'3" x 13'1"**

**EN SUITE SHOWER ROOM**

**EXTERNAL**

Gardens front, side and rear (levelled, top soiled and seeded).  
Private driveway finished in tarmac.

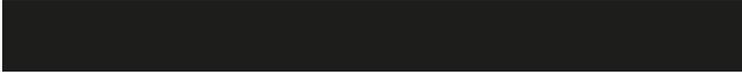
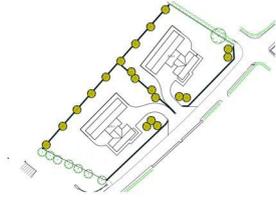
**ATTACHED GARAGE 19'6" x 16'1"**

**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.



Ground Floor



**One of only two, contemporary, detached, new build homes, occupying an elevated site in a convenient, semi-rural setting, on the periphery of Doagh village, Ballyclare.**

**The properties extend to c.2,420 sq ft, and offer bright, modern living spaces throughout, with accommodation comprising entrance hall, lounge, large open plan living / dining / kitchen area, utility room, furnished cloakroom, family bathroom, principal bedroom with walk in wardrobe / dressing room and en suite shower room, and three further bedrooms, to include two with en suite facilities.**

**Externally, the properties enjoy generous sized private driveways, attached garages, garden areas and open aspect to rear.**

**Other attributes include oil heating and PVC double glazing.**

**Each property will be offered with a generous turnkey specification.**

**Early interest strongly recommended to avoid disappointment.**



### Energy Efficiency Rating

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