



4 Moyra Manor, Doagh, BT39 0ND

- Detached, Family Home
- Kitchen With Informal Living/Dining Area
- Deluxe Bathroom; En Suite
- Private Driveway; Integral Garage
- Village Setting
- Four Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Well Presented Throughout

Offers Over £239,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door with PVC double glazed side screens. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Splashback tiling to sink. Towel radiator. Tiled floor.

LOUNGE 18'4" x 11'11" (wps)

Box bay window to front elevation. Cast iron, multi fuel burning stove on granite hearth. Timber flooring. Glass panelled French doors, leading to:

DINING ROOM 11'11" x 11'10"

Wood laminate floor covering. PVC double glazed French doors, leading to rear garden. Glass panelled door leading to:



KITCHEN WITH INFORMAL LIVING AREA 20'9" x 11'8" (wps)

Luxury fitted kitchen with range of high and low level fitted storage units with contrasting, solid granite work surface. Ceramic, Belfast sink. Space for range style oven with splashback tiling and extractor hood over. Space for American style fridge freezer. Tiled floor. Access to under stairs pantry/store.

UTILITY ROOM 11'4" x 6'9"

Range of high and low level fitted storage units with contrasting, solid granite and timber work surface. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Ceramic, Belfast sink. Built in wine rack. Tiled floor. Access to integral garage. Hardwood, double glazed door to rear garden.

FIRST FLOOR

LANDING

Wood laminate floor covering. Access to shelved store. Access to partially floored roof space.

PRINCIPAL BEDROOM 13'8" x 11'10"

Wood laminate floor covering.

ENSUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Electric shower. Splashback tiling to sink. Wood laminate floor covering.

BEDROOM 2 20'9" x 11'5" (wps)

Wall to wall fitted wardrobes in mirror panelled, sliding doors.

BEDROOM 3 14'1" x 9'1"

BEDROOM 4 13'3" x 11'8" (wps)

DELUXE BATHROOM

Contemporary, white, four piece suite comprising freestanding, claw foot bath, separate, fully panelled, oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Wood laminate floor covering.

EXTERNAL

Generous sized private driveway area, finished in decorative stone. Front and side garden, finished in lawn.

External lighting.

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

Fitted timber bar.

Outside tap.

INTEGRAL GARAGE 15'3" x 11'6"

PVC coated, roller, shutter door. Separate service door to utility room. Power, light and gas fired central heating boiler.





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, four bedroom/two+ reception, detached, family home, with integral garage, situated within a village setting outside Doagh, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge, dining room/family room, kitchen with informal dining area, utility room, four well proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the property enjoys private driveway, integral garage, and garden area to front, side and rear.

Other attributes include gas heating and PVC double glazing.

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	74	74
(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 are 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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