



41 Ballybracken Road, Doagh, BT39 0TQ

- Modern, Detached Bungalow
- Lounge; Multi Fuel Burning Stove
- Luxury Fitted Kitchen; Utility Room
- Oil Heating; PVC Double Glazing
- Mature Gardens; Garden Room
- Four Bedrooms; Principal En Suite
- Kitchen With Informal Dining Area
- Deluxe Bathroom
- Private Driveway; Integral Garage
- Elevated Rural Views

Offers Over £360,000
EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Wood laminate floor covering. Glass panelled door to utility room. Access to hot press. Access to partially floored roof space with light via slingsby style ladder.

LOUNGE 18'10" x 17'7" (wps)

Dual aspect windows. Box bay window to front elevation, enjoying elevated rural views. Contemporary, glass fronted, multi fuel burning stove with granite hearth. Tile effect wood laminate floor covering. Open through to:



KITCHEN WITH INFORMAL DINING AREA 17'7" x 14'5"

Luxury fitted kitchen with range of high and low level storage units finished in high gloss door with contrasting, solid quartz work surface. Matching island unit with breakfast bar area. Stainless steel 1.5 bowl sink unit. Space for American style fridge freezer. Integrated, touch screen ceramic hob with glass splashback and stainless steel extractor hood over. Integrated oven and dishwasher. Tile effect wood laminate floor covering.

UTILITY ROOM 13'8" x 6'7"

Range of fitted storage units in high gloss door with contrasting, quartz effect, melamine work surface area. Stainless steel 1.5 bowl sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Tile effect wood laminate floor covering. PVC double glazed door to rear garden.

PRINCIPAL BEDROOM 14'1" x 10'9"

Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Tiled floor.

BEDROOM 2 13'6" x 10'8"

Elevated rural view to front elevation. Wood laminate floor covering.

BEDROOM 3 9'11" x 8'8"

Elevated rural view to front elevation. Wood laminate floor covering.

BEDROOM 4 9'10" x 8'9"

Elevated rural view to front elevation. Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate, oversized, panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Wood laminate floor covering.

EXTERNAL

Generous sized private driveway finished in stone.
Gardens to front, side and rear finished in lawn, patio areas, rockery, and range of mature plants, trees and shrubbery.
Entrance porch.
External lighting.
Outside tap.
PVC oil storage tank.

GARDEN ROOM 10'0" x 8'11"

INTEGRAL GARAGE 19'9" x 10'5"

PVC coated, roller shutter door. Power, light, oil fired central heating boiler, first floor mezzanine area, and separate roof space area.



UTILITY STORE

Fitted storage units, worksurface area, stainless steel sink, and tiled floor.

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, detached bungalow with integral garage, occupying an elevated site on the periphery of Doagh Village, Ballyclare.

The property comprises entrance hall, bay fronted lounge with multi fuel burning stove, open through to kitchen with informal dining area, luxury fitted kitchen, utility room, four well-proportioned bedrooms, to include principal en suite, and separate, deluxe bathroom, with contemporary four piece suite.

Externally, the property enjoys private driveway, integral garage, separate utility store, timber garden room, and gardens front, side and rear, finished in lawn, patio areas and range of mature plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing, elevated rural views and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 64 |
| (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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