

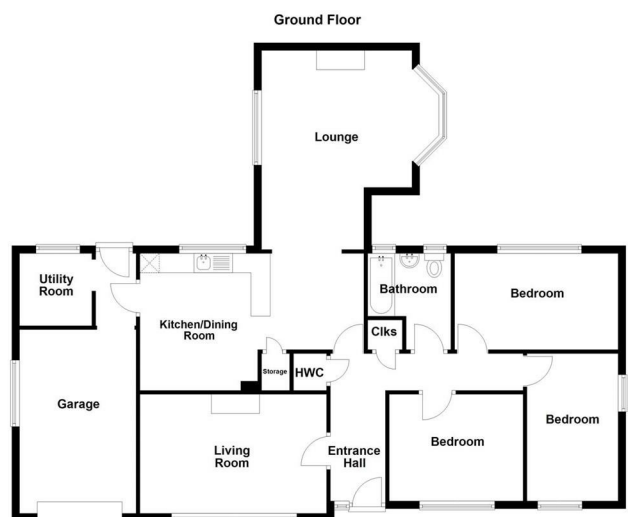


11 Bridge Road, Doagh, BT39 0PR

- Detached Bungalow
- Sun Lounge Extension To Rear
- Bathroom; White Suite
- Private Driveway
- Mature Gardens Front and Rear
- Three Bedroom; Two+ Reception
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Integral Garage
- Uninterrupted Rural Views

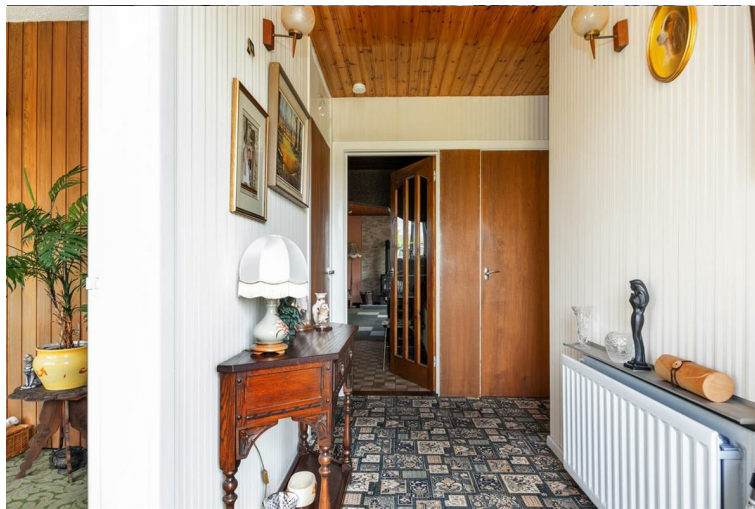
Offers Over £225,000

EPC Rating E



11 Bridge Road, Ballyclare

11 Bridge Road, Doagh, BT39 0PR



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Access to cloakroom. Access to shelved hot press. Access to roof space.

LOUNGE 15'11" x 10'0"

Picture window to front elevation, enjoying rural views.

SUN LOUNGE 17'0" x 14'8" (wps)

Dual aspect windows. Bay window to side elevation. Cast iron, wood burning stove on tiled hearth. Open arch leading to:



KITCHEN THROUGH DINING ROOM 19'6" x 11'6" (wps)

Country style kitchen with range of low level fitted storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Rural views to rear. Cooker point. Space for fridge freezer. Splashback tiling to walls. Tiled floor. Access to shelved pantry. Access to separate store.

REAR PORCH

Access to utility store and garage. PVC double glazed door leading to rear garden.

UTILITY STORE 6'2" x 6'1"

BEDROOM 1 13'11" x 8'2"

Rural view to rear.

BEDROOM 2 11'4" x 9'2"

Rural view to front.

BEDROOM 3 12'6" x 8'2"

Dual aspect windows. Rural view to front.

BATHROOM

White, three piece suite, comprising bath, pedestal wash hand basin and WC. Part tiled, part timber panelled walls.

EXTERNAL

Generous sized private driveway finished in concrete. Front and rear gardens finished in lawn and range of mature plants, trees and shrubbery. External lighting. PVC oil storage tank. Outside tap.

INTEGRAL GARAGE 16'4" x 10'0"

Up and over door. Power, light and oil 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, three bedroom/two+ reception, detached bungalow with integral garage, occupying a prime site on Bridge Road, Doagh... enjoying uninterrupted rural views front and rear.

The property comprises entrance hall, lounge, sun lounge, kitchen through dining room, rear hall, utility store, three well-proportioned bedrooms, and bathroom.

Externally, the property enjoys private driveway, integral garage, and gardens front and rear, finished in lawn, and range of mature plants, trees and shrubbery.

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

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	49	64
(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