



## 39A Old Ballybracken Road, Doagh, BT39 0TF

- Detached Family Home
- Kitchen With Informal Dining Area
- Bathroom; Separate Shower Room
- Private Driveway; Integral Double Garage
- Adjoining Paddock
- Five Bedroom; Three+ Reception
- Utility Room
- Oil Heating; PVC Double Glazing
- Mature Gardens
- Stunning, Elevated, Rural Views

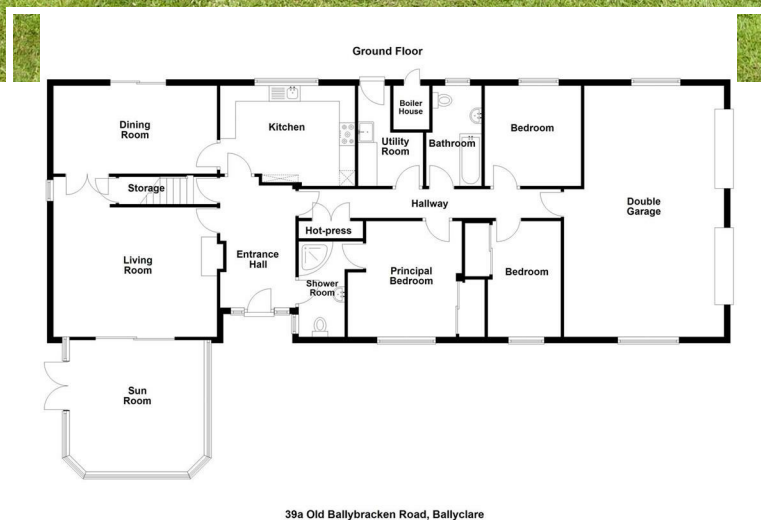
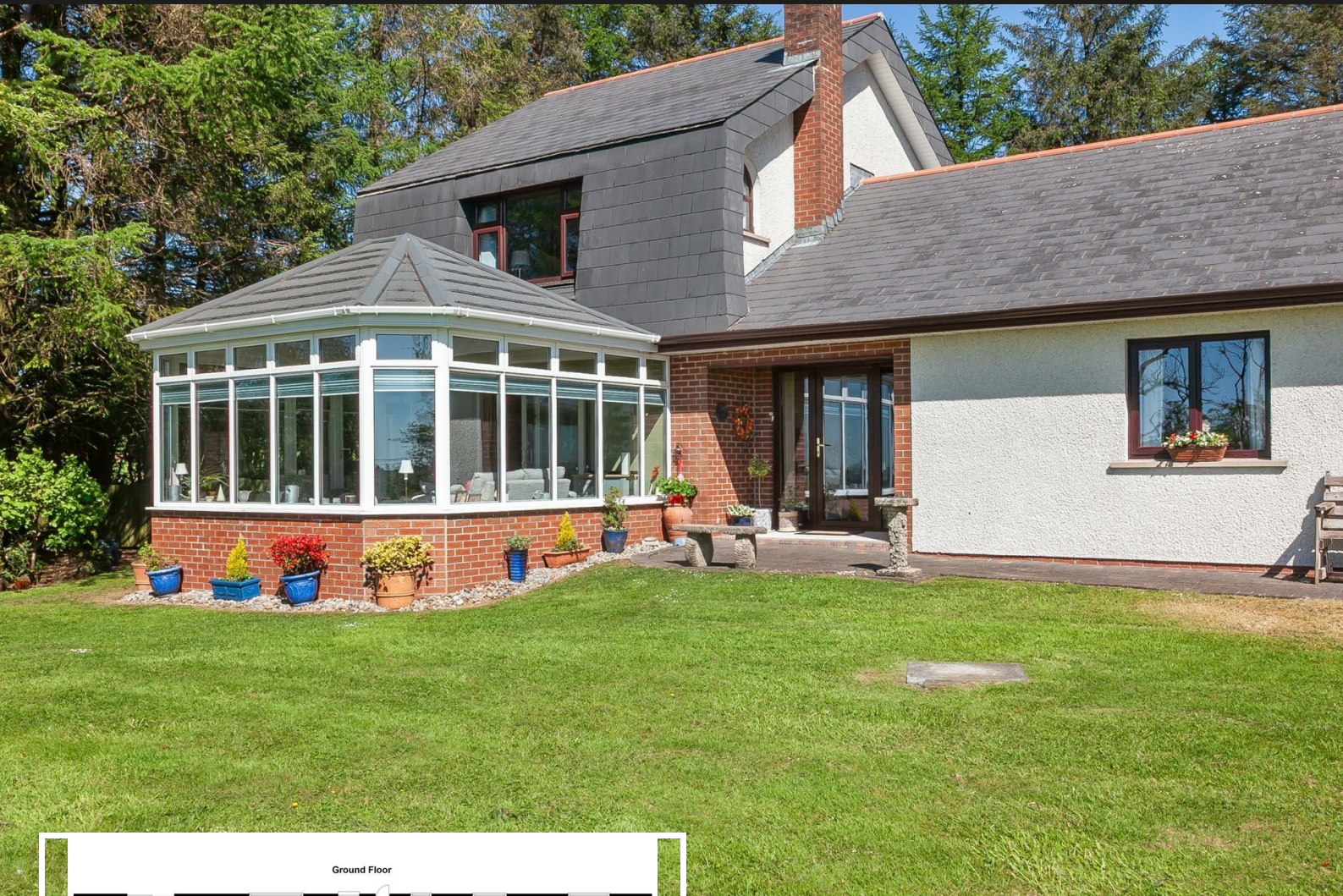
Offers Over £335,000

EPC Rating E





39A Old Ballybracken Road, Doagh, BT39 0TF



39a Old Ballybracken Road, Ballyclare

## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Glass panelled doors to rear hall, kitchen and stairs.

#### FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Jack and Jill access to bedroom.

#### LOUNGE 17'3" x 13'4"

Gas fire in cast iron fireplace with limestone surround and matching hearth. Wood laminate floor covering. PVC double glazed sliding patio door to conservatory. Access to under stairs storage. Glass panelled French doors leading to dining room.

#### CONSERVATORY 15'0" x 14'3"

In PVC double glazed frame with cosy roof and French doors to side garden. Elevated rural views. Tiled floor.

#### DINING ROOM 17'3" x 9'9"

Wood laminate floor covering. PVC double glazed sliding patio door to rear garden.





## KITCHEN WITH INFORMAL DINING AREA 14'0" x 10'9"

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid granite work surface and matching upstands to walls. Inlaid, stainless steel 1.5 bowl sink unit. Space for range style oven with mirrored splashback and stainless steel extractor hood over. Integrated larder fridge, microwave, dishwasher and wine fridge. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor.

## REAR HALL

Wood laminate floor covering. Double doors leading to hot press. Access to integral double garage.

## UTILITY ROOM 10'10" x 6'9" (wps)

Fitted low level storage units. Ceramic, Belfast sink. Plumbed for automatic washing machine. Fully tiled walls. Tiled floor. PVC double glazed door to rear garden.

## BEDROOM 1 11'9" x 12'4" (wps) (plus wardrobe space)

Built in wardrobes with mirror panelled, sliding doors. Elevated rural view. Jack and Jill access to shower room.

## BEDROOM 2 12'4" x 7'9" (plus wardrobe space)

Built in wardrobe with mirror panelled, sliding doors. Elevated rural view.

## BEDROOM 3 10'6" x 10'2"

## FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC.

## FIRST FLOOR

## LANDING

Access to roof space.

## BEDROOM 4 17'3" x 13'4" (plus wardrobe space)

Dual aspect windows, enjoying elevated rural views. Built in wardrobes with mirror panelled, sliding doors.

## BEDROOM 5 9'6" x 8'6" (plus wardrobe space)

Currently utilised as home office. Twin, built in wardrobes. Rural views to rear.

## DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Fully tiled walls. LVT flooring.

## EXTERNAL

Generous sized, gated driveway area finished in tarmac.

Front garden finished in lawn, meadow, mature trees and wide array of plants, trees and shrubbery.

Paved entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, brick pavior patio area, mature trees and range of plants, trees and shrubbery.

Outside tap.

PVC oil storage tank.

Boiler house with oil fired central heating boiler.

## ADJOINING PADDOCK

Extending to c.0.43 acres

## INTEGRAL DOUBLE GARAGE 26'10" x 16'11" (wps)

Twin, PVC coated, roller shutter doors. Power and light.

## 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, five bedroom, three+ reception, detached family home, with integral double garage, mature gardens and adjoining paddock (c.0.43 acres), occupying an elevated site (c.1.34 acres total) off Old Ballybracken Road, Doagh.*

*The property comprises entrance hall, shower room (with Jack and Jill access to bedroom), lounge, dining room, conservatory (with cosy style roof), kitchen with informal dining area, utility room, five bedrooms, family bathroom, and separate deluxe shower room.*

*Externally, the property enjoys a generous sized private driveway, integral double garage, gardens finished in lawn, meadow, brick pavior patio area, and wide array of mature plants, trees and shrubbery, with adjoining paddock to rear.*

*Other attributes include oil heating, PVC double glazing and stunning rural views front and rear.*

*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	

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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