



5 Cogry Manor, Doagh, BT39 0UB

- Family Sized, Detached Home
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite Shower Room
- Oil Heating; PVC Double Glazing
- Private, Mature Site
- Four Bedroom; Three+ Reception
- Utility Room; Laundry Room; Furnished Cloakroom
- Attached Games Room With Bar & Large Floored Roof Space
- Private Driveway; Timber Garage/Workshop
- Views Over Six Mile Water and River Walk

Offers Over **£375,000**

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with matching, stained glass side screens and fanlight over. Tiled floor. Stairwell to first floor. Glass panelled French doors leading to dining room. Glass panelled door leading to kitchen.

LOUNGE 17'8" x 11'9"

Open fire in marble fireplace. Dual aspect windows. Timber flooring.

DINING ROOM 12'4" x 11'8"

Tiled floor.

FAMILY ROOM 14'7" x 9'9" (wps)

Dual aspect windows. Wood laminate floor covering. PVC double glazed French doors leading to rear garden. Open arch leading to:

KITCHEN WITH INFORMAL DINING AREA 14'11" x 13'1"

Country style fitted kitchen with range of high and low level storage units with contrasting, solid granite and wood block effect, melamine work surface. Matching island unit with breakfast bar area. Ceramic Belfast sink. Brick, inglenook recess for range style oven. Integrated, under counter fridge and dishwasher. Splashback tiling to walls. Tiled floor.



UTILITY ROOM 10'8" x 5'5"

Range of fitted high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Space for American style fridge freezer. Built in wine rack. Splashback tiling to walls. Tiled floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LAUNDRY ROOM 12'3" x 11'3" (wps)

Range of fitted high and low level storage units with contrasting, wood block effect, melamine work surface. Plumbed and space for washing machine. Space for tumble dryer. Open arch to cloakroom area. Tiled floor. Hardwood, double glazed door to driveway. Separate, double glazed door to rear garden. Access to games room.

FIRST FLOOR

GALLERY LANDING

Timber flooring. Access to roof space and hot press.

PRINCIPAL BEDROOM 13'3" x 11'9"

Fitted wardrobe in glass and mirror panelled sliding doors. Wood laminate floor covering.

EN SUITE SHOWER ROOM

Three piece suite comprising fully tiled, oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Wood laminate floor covering.

BEDROOM 2 16'9" x 11'10" (wps)

Wood laminate floor covering.

BEDROOM 3 11'9" x 10'6" (wps)

Built in wardrobe. View over Six Mile Water and River Walk. Timber flooring.

BEDROOM 4 14'4" x 11'9" (wps)

View over Six Mile Water and River Walk. Wood laminate floor covering.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator.

EXTERNAL

Double gates leading to generous sized private driveway area finished in asphalt. External lighting.

Outside tap.

PVC soffits, fascia and rainwater goods.

Fully enclosed side and rear garden finished in lawn, paved patio area, timber decking, brick pavior and range of plants, trees and shrubbery. View over Six Mile Water and River Walk.

Oil fired central heating boiler.

PVC oil storage tank.

DETACHED TIMBER WORKSHOP/GARAGE 18'0" x 12'5"

Power and light.

GAMES ROOM & BAR 28'0" x 21'8" (wps)

Fitted bar and range of storage units. Fixed stairwell leading to:

FLOORED ROOF SPACE 28'2" x 18'6" (wps)

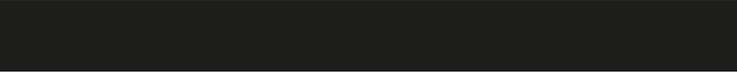
Power, light, dormer windows, Velux window, timber flooring and PVC double glazed French door leading to Juliet style balcony. View over Six Mile Water and River Walk.

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/three+ reception, family detached home, with attached games room and timber garage/workshop, occupying a private, mature site off Burnside Road, Doagh, Ballyclare.

The property comprises entrance hall, lounge, dining room, family room, kitchen with informal dining area, utility room, separate laundry room, furnished cloakroom, four well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom. The attached games room and bar has a fixed stairwell leading to large floored roof space area, suitable for a range of uses, subject to necessary checks and approval.

Externally, the property enjoys generous sized private driveway, timber garage/workshop and gardens finished in lawn, paved patio area, timber decking, brick pavior, and range of plants, trees and shrubbery, enjoying views over the Six Mile Water and River Walk.

Other attributes include oil heating, PVC double glazing, convenient location, and being on bus route for Ballyclare schools.

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 | 60 | 68 |
| (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 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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