



FOR SALE

80 Ballymena Road

Doagh, BT39 0RN



Offers over £224,950



Nest Estate Agents are delighted to present this charming two-bedroom cottage-style bungalow, ideally positioned on the sought-after Ballymena Road in Doagh. Set on approximately half an acre, this delightful property offers a rare combination of rural tranquillity and convenient village living. Perfect for those looking to downsize or for first-time buyers, the home features two well-proportioned bedrooms, a modern fitted kitchen, and a bright family bathroom. Outside, the property benefits from a detached garage and generous garden space, providing excellent potential for outdoor living. Within walking distance of local shops, amenities, and schools, and offering easy access to Ballyclare, Ballymena, Newtownabbey, and the M2 for commuting to Belfast, this quaint home truly offers the best of both comfort and convenience.

PORCH 8' x 6'6 (2.44m x 1.98m)
Hardwood glazed front door leading to porch, tiled flooring.

LIVING ROOM 12'6 x 13'4 (3.81m x 4.06m)
Feature fireplace finished with tiled hearth and brick surround with back boiler.

BEDROOM 1 11'5 x 8'5 (3.48m x 2.57m)

BEDROOM 2 12'3 x 7'4 (3.73m x 2.24m)

HALLWAY 12'6 x 3'3 (3.81m x 0.99m)
Wooden flooring throughout. Access to roof space.

BATHROOM 5'8 x 8'2 (1.73m x 2.49m)
Three piece family bathroom comprising panelled bath with chrome taps and shower attachment. Low flush w/c, pedestal sink with chrome taps. uPVC multi-panels with chrome trim. Tiled flooring.

DINING ROOM 13'4 x 11'2 (4.06m x 3.40m)
Wood effect flooring. Tongue and groove cladding, recessed spotlights, hardwood external door leading to rear yard.

KITCHEN 12'11 x 5'8 (3.94m x 1.73m)
Range of high and low level units with contrasting formica worktops, 1 and 1/2 stainless steel sink with drainer, chrome mixer tap. Tiled splashback. Recessed unit spotlights. Tiled flooring. Integrated breakfast bar with overhead storage.

GARAGE 15'9 x 22'2 (4.80m x 6.76m)
Up and over door, plumbed for appliances. Range of storage units. Power and light. Excellent storage throughout.

Separate utility to the rear of the garage, range of units and storage.

OUTSIDE
This property is located on a generous site of approximately 0.5 acres. Extensive off road parking with front yard finished in decorative stones, enclosed rear garden finished in paving. A large detached garage. Separate gated access to large lawn area. Range of mature trees, shrubs and well maintained hedges offering plenty of privacy.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.