



FOR SALE

14 Kilbride Grove

Doagh, Ballyclare, BT39 0BG

Offers over £219,950



Set within a highly desirable and quiet cul-de-sac in Burnside Village, 14 Kilbridge Grove is an impressive semi-detached family home offering generous and well-appointed accommodation throughout. This four-bedroom property features a master bedroom with ensuite, two bright reception rooms, and a modern fitted kitchen open plan to a dining area, complemented by a separate utility room and convenient downstairs WC. The family bathroom is finished with a striking feature slipper bath. Externally, the home benefits from a private driveway and a well-maintained garden laid in lawn with a paved seating area—ideal for family living and entertaining. Perfectly positioned within walking distance of Kilbride Primary School and nursery, and with excellent accessibility to Ballyclare, Antrim and Ballymena, this is an outstanding opportunity for families seeking space, comfort and location.

HALLWAY 14'6 x 7'2 (4.42m x 2.18m)
uPVC front door with feature glazed panels. Solid wood flooring. Access to storage.

STORAGE 3 x 5'5 (0.91m x 1.65m)
LIVING ROOM 12'7 x 12'7 (3.84m x 3.84m)
Feature wood burning stove, feature tiled inset and over wood beam. Solid wood flooring. Feature wood panelling. Cornice ceiling.

FITTED KITCHEN 20'2 x 9'11 (6.15m x 3.02m)
Shaker style kitchen with a range of high and low level units. Contrasting granite worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Space for dishwasher. Integrated electric oven and gas hob. Integrated extractor fan. Tiled splashback. Display cabinets. Feature island with breakfast bar area. Recessed spotlights. Ceramic tiled flooring. Access to rear garden via patio doors.

UTILITY 9'9 x 11'10 (2.97m x 3.61m)
Range of low level units with contrasting formica worktops. Space for washing machine. Space for tumble dryer. Stainless steel sink unit with drainer and mixer taps. Recessed spotlights. Access to rear garden.

DOWNSTAIRS TOILET 5'7 x 3'7 (1.70m x 1.09m)
White suite comprising low flush W/C. Vanity style sink unit with mixer taps. Tiled flooring.

DINING ROOM 9'9 x 14'4 (2.97m x 4.37m)
Laminate wood effect flooring. Recessed spotlights.

BEDROOM 1 12'8 x 10 (3.86m x 3.05m)
Laminate wood effect flooring

ENSUITE 8'7 x 2'10 (2.62m x 0.86m)
White suite comprising fully enclosed shower. Low flush W/C. Vanity style sink unit with mixer taps. Heated chrome towel rail. Tiled splashback. Tiled flooring.

BEDROOM 2 9'9 x 11'10 (2.97m x 3.61m)
Laminate wood effect flooring. Recessed spotlights. Access to storage. Laminate wood effect flooring.

EVES 9'9 x 4 each (2.97m x 1.22m each)

BEDROOM 3 11'10 x 10 (3.61m x 3.05m)
Laminate wood effect flooring.

BEDROOM 4 9'9 x 8'7 (2.97m x 2.62m)
Laminate wood effect flooring.

FAMILY BATHROOM 6'6 x 8'1 (1.98m x 2.46m)
Four piece suite comprising of freestanding bath with chrome mixer taps and shower attachment. Low flush w/c. Vanity unit with chrome mixer taps and subway tiled splashback. Enclosed shower with fully tiled walls, triton shower unit. Tiled flooring.

LANDING 9'9 x 6'7 (2.97m x 2.01m)
Access to storage. Access to roofspace.

STORAGE 2'7 x 2'7 (0.79m x 0.79m)
OUTSIDE
Fully enclosed rear garden with laid in lawns bordered by paving and raised decking. Outdoor light. Outdoor tap.

Private driveway for two cars. Laid in lawn bordered by paved pathway.

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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			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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