



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 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 wortops. 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.

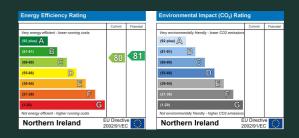
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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. Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.









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.