

## 12 Douglasland, Doagh, BT39 0SU



- Cottage Style Chalet Bungalow
- 4/ 5 Bedrooms
- 2/ 1 Receptions
- Private Cul De Sac Position
- Luxury Contemporary Fitted Kitchen
- Ground Floor 4 Piece Family Bathroom
- First Floor Shower Room
- PVC Double Glazed Windows/ Utility Room
- Oil Fired Central Heating
- Popular Village Location

**PRICE Offers Over £179,950**

*Positioned in a private cul de sac within the popular village of Burnside. This attractive cottage style chalet bungalow enjoys a flexible living layout of either 3,4 or 5 bedrooms, ground floor 4 piece bathroom, first floor shower room and a recently installed contemporary kitchen. With property prices on the increase this home represents excellent value for money. Viewing is highly recommended.*

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## ACCOMMODATION

### GROUND FLOOR

Front door with double glazed side screens into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL

Oak effect laminate plank flooring. Understairs storage cupboard.

#### LOUNGE 14'8" x 11'8"

Attractive tiled fireplace with painted wooden surround. Oak effect laminate plank flooring. Dual window aspect.



#### FAMILY ROOM OR BEDROOM 5'9"6" x 10'6"

Dual window aspect. Oak effect laminate plank flooring.

#### FAMILY BATHROOM

Comprising button flush w.c, pedestal wash basin and panelled bath. Fully tiled shower cubicle. Part tiled walls.

#### BEDROOM 4 10'8" x 11'7"

Oak effect laminate plank flooring. Dual window aspect. Built in twin double wardrobe.



#### MODERN KITCHEN WITH DINING AREA 16'7" x 11'4"

Equipped with a comprehensive range of high and low level modern fitted units with co-ordinating work surfaces. Inlaid sink unit with mixer tap. Space for freestanding range style cooker and overhead extractor fan housed in stainless steel canopy. Housing for freestanding fridge/ freezer. Plumbed for dishwasher. Twin PVC double glazed French doors to patio and garden.

#### UTILITY ROOM 8'4" x 6'3"

Fitted with a range of high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. External door to garden.





## FIRST FLOOR

### BEDROOM 1 19'6" x 11'6"

Velux window. Access to understairs storage.

### BEDROOM 2 9'4" x 9'3"

At max.



### BEDROOM 3 9'6" x 9'4"

At max.

## SHOWER ROOM

Comprising low flush w.c, pedestal wash hand basin and fully tiled shower cubicle. Velux window.



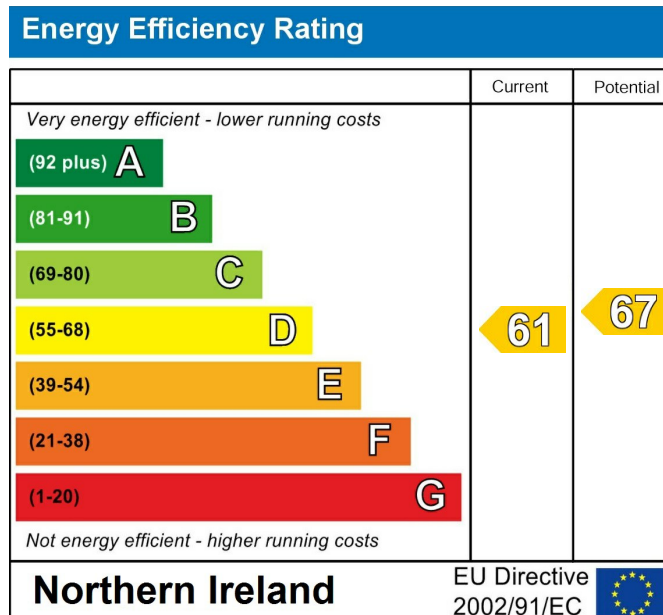
## OUTSIDE

Garden to front in lawn.

Driveway to side with ample parking.

Large private garden to rear and side in lawn.

Screened by perimeter fence.



**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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