

135 Ballymena Road, Doagh, BT39 0TN



- Detached Former Farmhouse
- 3 Bedrooms
- 1+ Receptions
- Modern Shaker Kitchen With Casual Dining Area
- Luxury Ground Floor Family Bathroom
- Deluxe Modern Jack And Jill En-Suite Shower Room
- Extensive Private Parking Forecourt Metal Garage
- Large Enclosed Private Garden
- Popular Rural Location
- PVC Double Glazing / Gas Central Heating



PRICE Offers Over £229,950

This well presented former farmhouse is perfectly positioned on the Ballymena Road enjoying far reaching views over the surrounding open countryside. Doagh Village and Ballyclare Town Centre are within a 5 minute commute. Internally this 3 bedroom property comprises spacious lounge with multi-fuel stove, shaker kitchen with casual dining aspect, three well proportioned bedrooms two with a jack & jill modern en-suite and a deluxe ground floor family bathroom. Externally the property benefits from an extensive parking forecourt, detached metal garage and a secluded private garden. With detached homes in rural locations in high demand an early viewing is recommended.

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Antrim
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Ballyclare
51 Main Street
Ballyclare
BT39 9AA
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Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Tiled floor. PVC double glazed frames. PVC double glazed front door. PVC double glazed door to hallway.

LOUNGE 15'0" x 14'0"

Solid wood flooring. Access to understair store. Focal point Inglenook style fireplace with multi fuel burning stove on slate tiled hearth. Stairwell to first floor.



MODERN SHAKER KITCHEN / DINING 15'5" x 10'7"

Modern shaker style kitchen with a range of high and low level fitted units in dove grey finish with contrasting work surfaces inlaid stainless steel one and half bowl sink unit. Integrated oven with 4 ring electric hob and stainless steel extractor canopy. Space for American style fridge freezer and dishwasher. Part tiled walls and tiled floor. Dual aspect windows. Open arch to rear hall.



REAR HALL

Access to roof space. Wood laminate floor covering. Half panelled walls. PVC double glazed door to front yard.

DELUXE BATHROOM

Modern suite comprising P shape bath with fixed shower screen and drench style shower plus hand held shower attachment. Modern vanity unit with mono block tap. Button flush WC. Fully tiled walls to bath and part tiled walls in metro brick tile. Towel radiator. Tiled floor. Additional utility space with high level shaker units and work surfaces with space for washing machine and tumble dryer.

BEDROOM 3 15'5" x 9'0"



FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 15'6" x 11'2"

BEDROOM 2 11'7" x 10'8"

JACK AND JILL EN SUITE

Modern suite comprising fully tiled shower cubicle with mains shower over, semi pedestal wash hand basin and w.c. Chrome towel radiator. Tiled floor.



EXTERNAL

Large private driveway leading to extensive parking forecourt.
Private enclosed garden in lawn screened by mature hedgerow.
Access to boiler house with gas fired central heating boiler.
Views over surrounding countryside.

METAL GARAGE 19'8" x 13'5"

Concrete floor and roller shutter door.
Power and light.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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



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