

12 Mill Green, Doagh, BT39 0PH



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Highly Sought After Established Development
- Luxury Shaker Kitchen With Casual Dining
- Deluxe En Suite/ Modern Family Bathroom
- Private Enclosed South Facing Rear Garden
- Modern Fitted Utility Room/ Modern Furnished Cloakroom
- PVC Double Glazing; Oil Fired Central Heating

PRICE Offers Over £198,950

This well presented modern semi detached property is located in the ever popular development of Mill Green in Doagh, Ballyclare. Sitting on a secluded site it is within walking distance of the local village and only minutes away from Ballyclare Town Centre benefiting from an array of amenities including shops, cafes, schools, public parks and transport networks. Internally the property comprises an entrance hall, lounge with open fire, deluxe shaker kitchen with informal dining area, utility room, furnished cloakroom, three well proportioned bedrooms with master en-suite and family bathroom. Externally the property consists of a front garden finished in lawn, private driveway and a south facing secluded rear garden finished in lawn with paved patio area. Early viewing highly recommended to avoid disappointment.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed front door. Stairwell to first floor. Tiled floor.

LOUNGE 13'11" x 13'2"

At widest points. Quality laminate plank flooring. Twin windows to front elevation. Attractive modern open fireplace with polished granite inset and matching hearth. Twin glazed doors to kitchen.



MODERN SHAKER KITCHEN/ DINING AREA 18'2" x 13'3"

Equipped with a range of shaker style high and low level units and contrasting melamine work surfaces. Integrated appliances to include fridge freezer, dishwasher, 4 ring electric hob, eye level grill and oven. Stainless steel one and half bowl sink unit and drainer bay. Part tiled walls and tiled floor. Access to built in storage cupboard.



FURNISHED CLOAKROOM

Modern fitted two piece suite comprising pedestal wash hand basin and w.c. Tiled floor.

UTILITY ROOM

Equipped with a matching range of shaker style high and low level units and contrasting work surfaces. Space for tumble dryer and plumbed for washing machine. Stainless steel sink unit and drainer bay. Hardwood double glazed back door.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladders and hot press.

MASTER BEDROOM 12'8" x 10'10"

Twin windows to rear elevation.

DELUXE EN SUITE

Comprising large shower enclosure with drench style shower and hand shower attachment, modern floating vanity unit with monobloc tap and w.c. PVC tile effect panelled walls and PVC panelled ceiling.

BEDROOM 2 15'0" x 9'0"

At widest points.



BEDROOM 3 15'0" x 7'1"

At widest points.

MODERN FAMILY BATHROOM

Modern three piece suite comprising panelled bath with shower attachment, semi pedestal wash hand basin and w.c. Tiled splashback. Tiled floor.



OUTSIDE


Front garden finished in lawn with plants and shrubs.

Back garden finished in lawn with array of trees and shrubs, paved patio area and separate stoned seating area.

Private driveway finished in stone.

Oil fired central heating boiler (housed)

Outside tap and light.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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