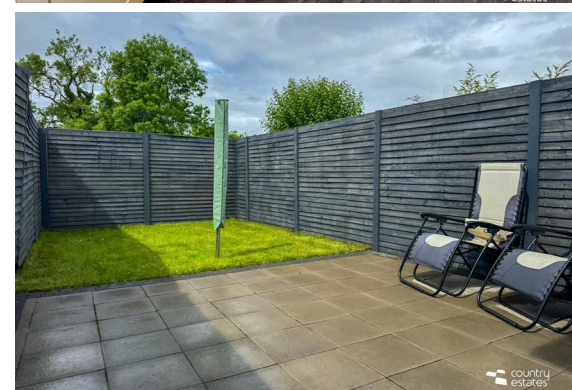


21 Station Road, Doagh, BT39 0QT



- **Extended End Townhouse**
- **3 Bedrooms**
- **1+ Reception**
- **Deluxe Fitted Kitchen / Dining Room**
- **Deluxe Modern Family Bathroom**
- **Excellent First Time Purchase / Two Storey Rear Extension**
- **Popular Village Location**
- **PVC Double Glazed Windows / Triple Glazed To Front**
- **Extensive Private Rear Garden / Private Courtyard With Cabin**
- **Gas Central Heating**

PRICE Offers Over £135,000

Centrally situated within Doagh Village this attractive cottage style extended Townhouse is a perfect purchase for first time buyers. Beautifully presented throughout comprising 3 bedrooms, lounge with multi fuel stove, spacious kitchen with dining aspect and a deluxe modern family bathroom. The property further benefits from double & triple glazing and the central heating system is gas fired. Externally there is a private parking bay to front, secure enclosed courtyard style garden with cabin / garden room and an extensive private narrow rear garden.

> 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

Composite front door into:-

ENTRANCE HALL

LOUNGE 12'3" x 11'7"

Inglenook style fireplace with cast iron with multi fuel burning stove on granite hearth. Dual wall light facility.



MODERN KITCHEN/ DINING ASPECT 16'6" x 8'9"

Equipped with the comprehensive range of high and low level fitted units with contrasting wood effect work surfaces. Integrated under oven four ring hob overhead extractor fan housed in stainless steel chimney with glass hood. Single drainer stainless steel sink unit with mixer tap. Integrated dish washer and fridge freezer. Plumbed for washing machine. Space for tumble dryer. Complimentary wall tiling. Housing for gas boiler.



REAR HALL

External door to rear. Staircase to:-

FIRST FOOR

BEDROOM 1 12'3" x 8'1"

BEDROOM 2 11'6" x 8'8"

At max. Note bedroom 2 & 3 where formally one room. Can easily be adapted back to original format if a larger room is preferred.



BEDROOM 3 11'6" x 5'9"

At max.

MODERN DELUXE FAMILY BATHROOM

Comprising button flush w.c, modern vanity unit with monobloc tap, 'P' shaped bath with curved fixed shower screen and drench style shower with hand shower attachment. Stone effect PVC wall panelling with feature accent wall. PVC panelled ceiling. Full height modern colour coded Towel radiator.



OUTSIDE

Private parking bay to front.


Courtyard styled garden to rear screened by perimeter fence. Fixed Cabin/ Garden room. Perfect for a variety of uses such as Home office.

Extensive private garden to rear.

Note - all sheds in lower garden will be moved prior to completion unless willing to purchase.





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.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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