



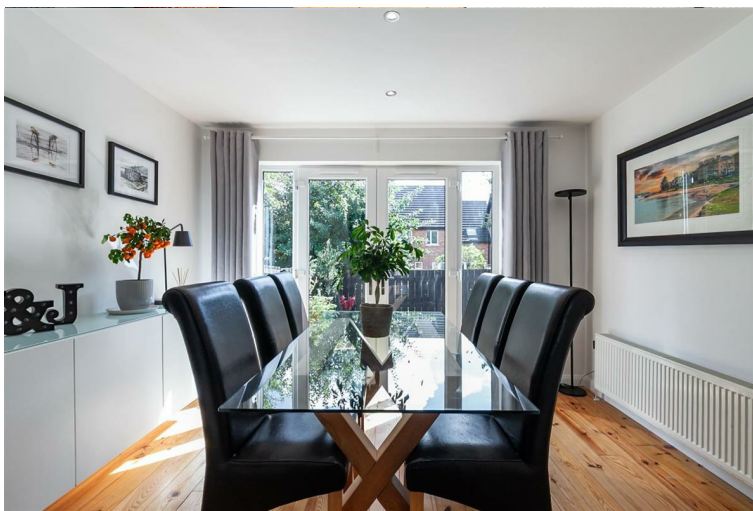
14 Ballyhamage, Doagh, BT39 0PZ

- Spacious, Immaculately Presented, End Town House
- Kitchen With Informal Dining Area
- Family Bathroom; En Suite Shower Room
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Four Bedroom; Two+ Reception
- Luxury Fitted Kitchen
- Furnished Cloakroom
- Private Driveway
- Convenient, Village Setting

Offers Over £199,950
EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door with PVC double glazed side screen with stained glass detailing. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 15'7" x 11'9"

Picture window to front elevation. Open fire in slate fireplace with matching hearth and contrasting surround. Timber flooring. Open arch leading to:

DINING ROOM 11'8" x 10'1"

Timber flooring. PVC double glazed French doors, with matching side screens leading to rear garden.



KITCHEN WITH INFORMAL DINING AREA 19'5" x 13'2" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting slate effect melamine work surface. Matching island unit with breakfast bar area. Integrated touch screen induction hob with downdraft extractor system. Integrated oven and microwave oven. Integrated fridge freezer, dishwasher and washing machine. Wood laminate floor covering.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Gas fired central heating boiler.

FIRST FLOOR

LANDING

Access to shelved store and roof space. Positive air ventilation system.

PRINCIPAL BEDROOM 12'6" x 10'0"

Wood laminate floor covering. View towards landscaped green.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure, wash hand basin and WC. Thermostat controlled main shower unit with drench shower head. Towel radiator.

BEDROOM 2 10'1" x 8'5"

BEDROOM 3 11'8" x 8'5" (wps)

BEDROOM 4 13'11" x 8'1" (wps)

Part vaulted ceiling. Wood laminate floor covering. View towards landscaped green.

FAMILY BATHROOM

White four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to walls.

EXTERNAL

Private driveway finished in brick pavior.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in paved patio area, decorative stone and mature tree.

Outside tap.

Garden store.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Deceptively spacious, immaculately presented, four bedroom/two+ reception, end town house, situated within the well sought after Ballyhamage development, Burn Road, Doagh.

The property comprises entrance hall, lounge, dining room, kitchen with informal dining area, furnished cloakroom, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom, with white, four piece suite.

Externally, the property enjoys private driveway, and fully enclosed rear garden.

Other attributes include gas heating, PVC double glazing, and convenient, village setting.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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