



29 Anderson Park, Doagh, BT39 0PA

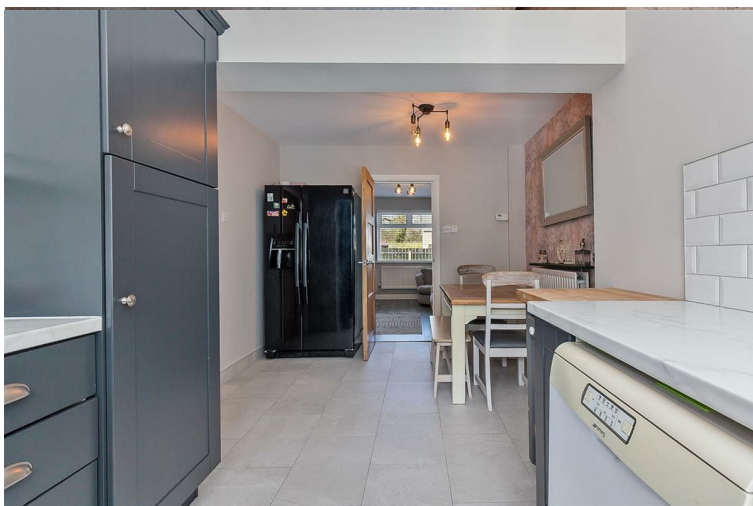
- End Terrace Property
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Yard
- Village Setting
- Three Bedroom; Two Reception
- Bathroom; White Suite
- Large Front and Side Garden
- Garden Room
- Ideal First Time Buy / Buy To Let

Offers Over £119,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Stairwell to first floor. Access to shelved hot press.

LOUNGE 13'2" x 9'10"

Wood laminate floor covering.

DINING ROOM 9'10" x 8'0"

Tiled floor. Open arch leading to:

KITCHEN 10'2" x 8'3"

Modern, fitted kitchen with range of high and low level storage units with contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Tiled floor.



REAR HALL

Tiled floor. PVC double glazed door leading to rear garden.

BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Glass shower screen over bath. Tile effect panelling to walls. Chrome towel radiator.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'6" x 9'10"

Built in wardrobe/store with gas fired central heating boiler.

BEDROOM 2 11'4" x 7'9"

Wood laminate floor covering.

BEDROOM 3 8'2" x 7'11"

EXTERNAL

Front and side gardens finished in lawn, paving, artificial grass and patio area.

Entrance porch.

Fully enclosed rear yard finished in concrete.

Garden store.

Timber garden room.

Outside tap.

TIMBER GARDEN ROOM 15'5" x 8'9"

Power, light, PVC double glazed window and matching French door.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**COLIN
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Immaculately presented, three bedroom, end terrace property, situated within Doagh village, Ballyclare.

The property comprises entrance hall, lounge, dining room, separate modern fitted kitchen, rear hall, bathroom, and three well-proportioned bedrooms.

Externally, the property enjoys generous sized front and side garden, enclosed rear yard, and garden room/gym.

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

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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 and 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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