



5 Edenmore Terrace, Doagh, BT39 0QJ

- Mid Terrace Property
- Lounge; Open Fire
- Deluxe Shower Room
- Private Driveway
- Separate Rear Garden
- Two Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Enclosed Rear Yard
- Ideal First Time Buy / Buy To Let

Offers Over £99,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 11'10" x 9'10" (wps)

Open fire in cast iron fireplace with tiled inset, tiled hearth and cast iron surround. Wood laminate floor covering. Access to under stairs store. Glass panelled sliding door leading to:



KITCHEN THROUGH DINING ROOM 12'11" x 8'0"

Modern fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Plumbed and space for washing machine. Space for under counter fridge. Tiled floor. Aluminium double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'11" x 10'0" (wps)

Built in shelved store.

BEDROOM 2 10'1" x 6'7"

DELUXE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Access to shelved hot press. Tiled floor.

EXTERNAL

Private, paved driveway/parking space.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear yard finished in concrete.

Oil fired central heating boiler.

External lighting.

Outside toilet.

Separate fully enclosed rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery.

PVC oil storage tank.

Timber garden shed.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





Well presented, two bedroom, mid terrace property, with private driveway and rear garden, conveniently situated in Doagh village, Ballyclare.

The property comprises entrance hall, lounge with open fire, kitchen through dining room, two well-proportioned bedrooms, and deluxe shower room, with contemporary, white, three piece suite.

Externally, the property enjoys private driveway, enclosed yard, and rear garden, finished mainly in lawn and paved patio area.

Other attributes include oil heating and PVC double glazing.

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		
(55-68) D	55	
(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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