



10 Cogry Hill, Doagh, BT39 0RY

- Immaculately Presented Detached
- Four Bedroom; Two Reception
- Two Bathrooms
- Private Driveway; Garage
- Semi-Rural Setting
- Adaptable Accommodation
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Well Sought After Development

Offers Over £279,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Stairwell to first floor.

#### LOUNGE 15'2" x 12'9"

Open fire in brick fireplace with tiled hearth. Wood laminate floor covering. Picture window to front elevation.

#### DINING ROOM 11'8" x 9'1"

Wood laminate floor covering.

#### KITCHEN 12'8" x 11'8"

Modern fitted kitchen with comprehensive range of high and low level storage units with contrasting melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated Neff hob with extractor hood over. Integrated upper Bosch under oven. Integrated fridge freezer and washing machine. Glass fronted display cabinets. Built in wine rack. Splashback tiling to walls. Tiled floor. PVC double glazed door leading to driveway.



### **BEDROOM 3 / RECEPTION 12'7" x 11'4"**

Cast iron focal point fireplace with tiled inset, tiled hearth and timber surround.

### **BEDROOM 4 / RECEPTION 12'7" x 9'10"**

Timber flooring. PVC double glazed French doors leading to rear garden.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Half tiling to walls. Tiled floor.

### **FIRST FLOOR**

#### **LANDING**

Access to shelved store and roof space.

### **BEDROOM 1 14'9" x 12'8" (wps)**

Access to under eaves storage. Exposed tongue and groove timber flooring.

### **BEDROOM 2 14'6" x 12'7" (wps)**

Wall to wall fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

### **BATHROOM**

Contemporary, white four piece suite comprising panelled bath, separate panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Part panelled walls. Tiled floor.

### **EXTERNAL**

Generous sized private driveway finished in brick pavior.

Front garden finished in lawn.

Range of plants, trees and shrubbery.

Paved entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed landscaped rear garden finished in lawn, timber decking, decorative stone and range of mature plants, trees and shrubbery.

Outside tap.

PVC oil storage tank.

### **MATCHING DETACHED GARAGE 18'2" x 11'0"**

Up and over door. Separate timber glass panelled service door.

Power, light and oil fired central heating boiler.

### **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.



**Immaculately presented, detached chalet bungalow with matching detached garage, situated within the well sought after Cogry development, Doagh, Ballyclare.**

**The property offers adaptable accommodation and comprises entrance hall, lounge, dining room, family room/bedroom, sitting room/bedroom, kitchen, bathroom, two first floor bedrooms, and second bathroom.**

**Externally, the property enjoys generous sized private driveway, finished in brick pavior, matching detached garage, and gardens front, side and rear, finished in lawn, timber decking, decorative stone, and range of mature plants, trees and shrubbery.**

**Other attributes include oil heating and PVC double glazing.**

**Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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