



130 Doagh Road, Newtownabbey, BT37 9QR

- Extended Semi Detached Villa
- Lounge; Separate Dining Room
- Deluxe Shower Room With White Suite
- Generous Sized Private Driveway
- Serviced Garden Room; Timber Garden Shed
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Convenient Location; Immaculately Presented

Offers Over £154,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, double glazed, composite front door. Wood strip effect tiled flooring, continuing through lounge. Stairwell leading to first floor.

LOUNGE 11'3" x 10'11" (wps)

Open fire in cast iron fireplace with tiled inset. Twin windows to front elevation.

DINING ROOM 10'5" x 8'11"

Focal point fireplace. Wood strip effect tiled flooring.

KITCHEN 13'10" x 7'10"

Modern fitted kitchen with range of high and low level storage units finished in white high gloss door and complementary melamine work surface. Composite 1.25 bowl sink unit with matching draining bay. Integrated touch screen ceramic induction hob with contemporary extractor canopy over. Integrated oven, fridge freezer and dishwasher. Plumbed for automatic washing machine. Splash back tiling to walls. Recessed spotlights. Dual aspect windows. Wood strip effect tiled floor. PVC double glazed rear door.



DELUXE FULLY TILED SHOWER ROOM 5'7" x 5'5"

Contemporary, white three piece suite comprising quadrant shower enclosure, vanity unit and WC. Aqualisa electric shower. Chrome towel radiator.

FIRST FLOOR

LANDING

Access to shelved hot press.

BEDROOM 1 10'11" x 8'11"

Wood laminate floor covering. Range of fitted bedroom furniture.

BEDROOM 2 9'9" x 8'11"

Wood laminate floor covering.

BEDROOM 3 6'7" x 5'9"

Wood laminate floor covering. Access to roof space.

EXTERNAL

Double timber gates leading to generous sized paved private driveway area.

Low maintenance front garden finished in pink stone and trees.

Double timber gates leading to further paved driveway / patio area.

Side and rear gardens finished in artificial lawn and coloured stone.

PVC fascia, soffits and rainwater goods.

Oil fired central heating boiler (housed).

PVC oil storage tank.

External lighting and power points.

Outside tap.

SERVICED GARDEN ROOM 11'1"x 9'1"

Suited for variety of uses. PVC double glazed sliding patio door and matching corner window. Separate window to rear. Power, light, TV point, electric storage heater, plastered, painted and quality wood laminate floor covering. PVC tongue and groove panelled external walls and recessed external lighting. Timber deck base.

TIMBER GARDEN SHED 9'9" x 5'11"

Light and power.

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.

AUCTIONEERS COMMENTS

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT



for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

For sale by Colin Graham Residential via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com or contact Debbie on 028 95 680 051. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Immaculately presented, three bedroom / two reception, extended and renovated semi detached villa with generous sized private driveway area and serviced garden room, conveniently located on the popular Doagh Road area of Newtownabbey. The property comprises entrance hall, bay fronted lounge with open fire, separate dining room with focal point fireplace, modern fitted kitchen with range of integrated appliances, deluxe fully tiled shower room with contemporary sanitary ware, and three well proportioned first floor bedrooms. Externally the property enjoys generous paved driveway area, low maintenance front garden finished in pink stone, fully enclosed rear garden finished in artificial grass / paved patio area and serviced garden room with variety of uses. Other attributes include oil fired central heating, PVC double glazing, alarm system, and extensive range of quality finishes throughout. Early viewing of this stunning home is strongly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	67
(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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