



40 The Burn Road, Doagh, BT39 0QH

- Well Presented, Detached Bungalow
- Lounge; Open Fire
- Bathroom; Three Piece Suite
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Three Bedrooms
- Kitchen Through Dining Room
- Floored Roof Space
- Private Driveway; Integral Garage
- Village Location

Offers Over £179,950

EPC Rating F



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door with matching side screen. Access to store, hot press and floored roof space. Sliding, glass panelled door leading to:

LOUNGE 19'10" x 12'11"

Feature window to rear elevation. Aluminium framed, double glazed, sliding patio door to patio area. Open fire in tiled fireplace with matching hearth.



KITCHEN THROUGH DINING ROOM 21'4" x 11'5" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for dishwasher. Glass fronted display cabinet. Splash back tiling to walls. Tiled floor to kitchen area. Wood laminate floor covering to dining area. Glass panelled leading to:

UTILITY ROOM 11'5" x 11'4"

Range fitted, high and low level storage units with contrasting, granite effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Part tiling to walls. Tiled floor. Oil fired central heating boiler. Hardwood, glass panelled door with matching side screen to driveway. Aluminium framed, double glazed, sliding patio door to rear garden. Access to integral garage.

BEDROOM 1 13'5" x 9'4"

Range of fitted wardrobes and storage.

BEDROOM 2 11'5" x 10'3"

Built in double wardrobes. Fitted storage units.

BEDROOM 3 9'9" x 9'5"

Fitted wardrobe and range of storage units.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and folding glass shower screen over bath. Chrome towel radiator.

EXTERNAL

Private driveway area, finished in tarmac.

Front garden finished in lawn and range of plants, trees and shrubbery.

External lighting.

PVC soffits and fascia.

Large, fully enclosed rear garden, finished in lawn, paved patio areas, decorative stone, range of mature trees, plants and shrubbery.

Outside tap.

PVC oil storage tank.

INTEGRAL GARAGE

Up and over door. Separate service door to utility room. Power and light.



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.



Well presented, three-bedroom, detached bungalow with integral garage, occupying a generous sized site within walking distance to the shops and amenities of Doagh village. The property comprises entrance hall, lounge with open fire, kitchen through dining room, utility room, three well-proportioned bedrooms, and bathroom with white three piece suite. Externally, the property enjoys private driveway, integral garage, and gardens front and rear, finished in lawn, paved patio areas and a range of mature plants, trees and shrubbery. Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	28	
(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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