



106 DOAGH ROAD

Newtownabbey BT37

9QP

- Detached Bungalow
- 5 Bedrooms
- Lounge & Conservatory
- Kitchen / Dining / Living
- White Bathroom Suite
- PVC Double Glazing / Gas
- Driveway & Superb Gardens
- Potential Building Site At Rear

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £224,950

106 Doagh Road , Newtownabbey, BT37 9QP



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

Pvc double glazed front door, tiled floor

ENTRANCE HALL

Tiled floor, radiator

LOUNGE

13'7" x 11'11" at widest (4.14m" x 3.63m" at widest)
Attractive mock cast iron fireplace with electric inset, radiator

KITCHEN / DINING / LIVING

22'9" x 12'0" (6.93m" x 3.66m")
Range of high and low level units, formica worktop, part granite worktop with Belfast sink, double range style cooker space, extractor fan, integrated fridge. tiled floor in kitchen, solid wood flooring in lounge area with pvc double glazed double doors to conservatory

UTILITY ROOM

12'0" x 5'9" (3.66m" x 1.75m")
Range of high and low level units, formica worktop, stainless steel single drainer sink unit, plumbed for washing machine, tumble dryer space, tiled floor, pvc double glazed back door

CONSERVATORY

11'8" x 10'6" (3.56m" x 3.20m")
Tiled floor, radiator, pvc double glazed double doors to rear

BEDROOM 1

12'4" x 10'5" at widest (3.76m" x 3.18m" at widest)
Wood laminate flooring, radiator

BEDROOM 2

11'10" x 10'1" at widest (3.61m" x 3.07m" at widest)
Wood laminate flooring, radiator

BATHROOM

White suite comprising bath, shower attachment, pedestal wash hand basin, low flush wc, separate corner shower cubicle, electric shower, fully tiled walls, tiled floor, radiator

FIRST FLOOR

LANDING

Velux window, radiator

BEDROOM 1

12'0" x 11'3" (3.66m" x 3.43m')
Built in part mirrored sliding robes, wood laminate flooring, radiator

BEDROOM 2

10'10" x 9'6" (3.30m" x 2.90m')
Wood laminate flooring, radiator, velux window

BEDROOM 3

9'2" x 8'11" at widest (2.79m" x 2.72m" at widest)
Wood laminate flooring, radiator, gas boiler, velux window

PART BATHROOM

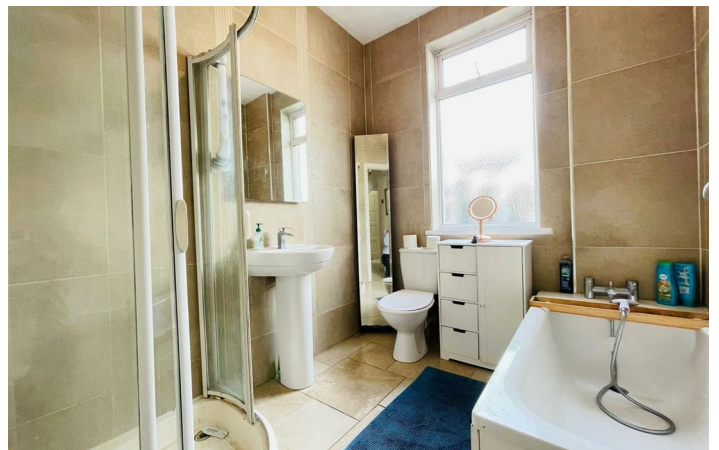
Low flush wc, pedestal wash hand basin

OUTSIDE

Driveway for ample parking
Garden to front in lawn
Garden to side in lawn
Superb garden to rear in lawn
Potential building site in rear garden subject to necessary planning approvals



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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