

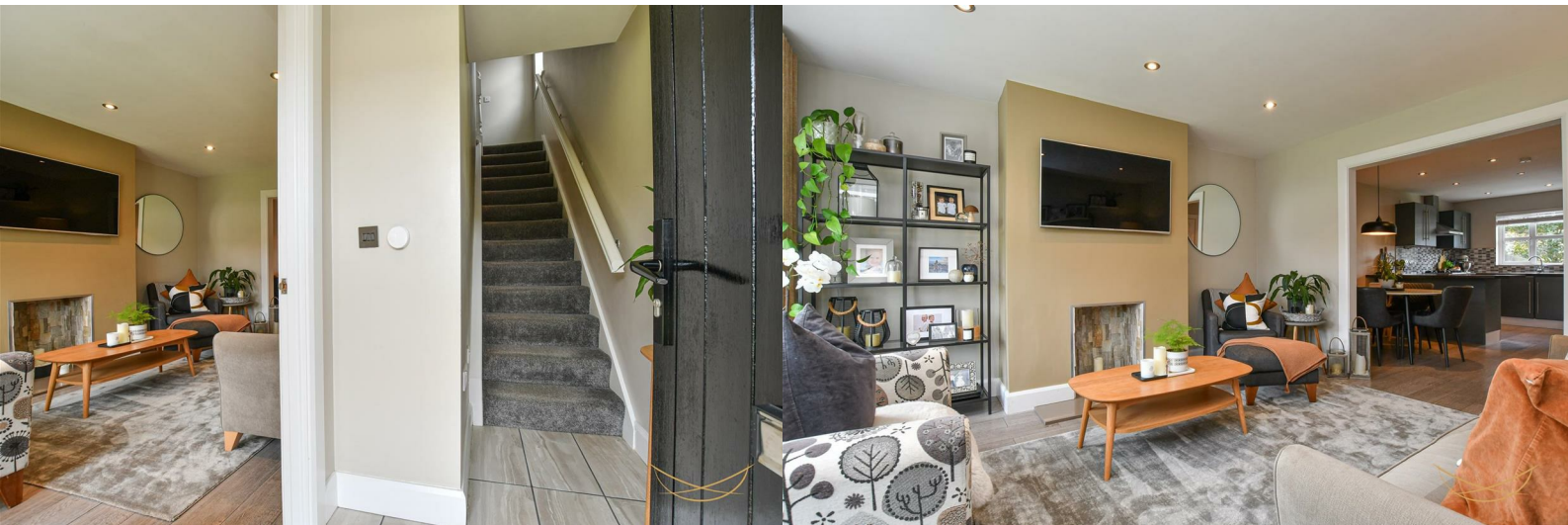


FOR SALE

## 28 Mill Green

Doagh, Ballyclare, BT39 0PH

Offers over £184,950



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This is a rare opportunity to purchase a deceptively spacious family home in the picturesque village of Doagh.

We are delighted to bring to market this immaculately presented three bedroom semi-detached property which occupies a prime site within the quaint village of Doagh. Internally this property benefits from three well proportioned rooms (one with en-suite), lounge with open fire through kitchen dining area and separate utility with downstairs w/c. Externally the property has front garden finished in lawn and driveway with ample space for 2+ cars, finished in tarmac with fully enclosed rear garden. This property is conveniently located within walking distance to local shops, Primary School and Pre school. Easy accessible to public transport links to and from Belfast City Centre, making this property suitable for those commuting. This house will make an ideal family home for young growing families, first time buyers and downsizers alike, it has been beautifully presented and well maintained by its current owners.

Contact Nest today to arrange a viewing 028 9343 8090

## HALLWAY

7'2x 4'7 (2.18mx 1.40m)

Hardwood front door. Laminate wood effect flooring.

## LIVING ROOM

13'1x13'10 (3.99mx4.22m)

Laminate wood effect flooring. Recessed spotlights.

## KITCHEN

13'1x18'3 (3.99mx5.56m)

Range of modern high and low level units with contrasting work surfaces. Integrated hob with five ring gas cooker. Integrated double oven. Space for freestanding fridge freezer, plumbed for dishwasher. Recessed spotlights. Tiled splashback. Laminate wood effect flooring.

## TOILET

7'9x2'11 (2.36mx0.89m)

Wood effect flooring. Low flush w/c. Half pedestal sink with chrome mixer tap. Mosaic tiled splashback.

## STORAGE

3'x2'11 (0.91mx0.89m)

## UTILITY

5'2x6'5 (1.57mx1.96m)

With range of fitted units and contrasting worktop. Plumbed for washing machine. Recessed ceiling lights. Hardwood double glazed back door.

## BEDROOM 1

12'10x10' (3.91mx3.05m)

## ENSUITE

6'2x5'8 (1.88mx1.73m)

Three piece modern family suite comprising of enclosed chrome shower unit, low flush w/c and half pedestal sink with mosaic splashback. Ceramic tiled flooring.

## BEDROOM 2

15'x9' (4.57mx2.74m)

## BEDROOM 3

15'x7'2 (4.57mx2.18m)

## BATHROOM

6'2x6'9 (1.88mx2.06m)

White three piece suite comprising of panelled bath with chrome mixer taps, half pedestal style sink unit with mixer taps, low flush w.c, part tiled walls, electric chrome shower unit, recessed spotlights, ceramic tiled floor.

## LANDING

19'7x4'2 (5.97mx1.27m)

## STORAGE

2'10x4'2 (0.86mx1.27m)

## OUTSIDE

This property boasts great outdoor space with private driveway to the front finished in tarmac and garden laid in lawn. Enclosed rear garden finished with lawn, surrounding privacy fence, brick oil boiler house, raised timber decking. Outside light. Outside tap.

The property further benefits from reduced energy consumption by way of Solar Panels servicing hot water and EV charging point. Additionally, installed Battery storage allows the home owner to keep electricity collected and ready for usage when required.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property?  
Contact Nest Mortgages on 02893 438092.



### Road Map



### Hybrid Map

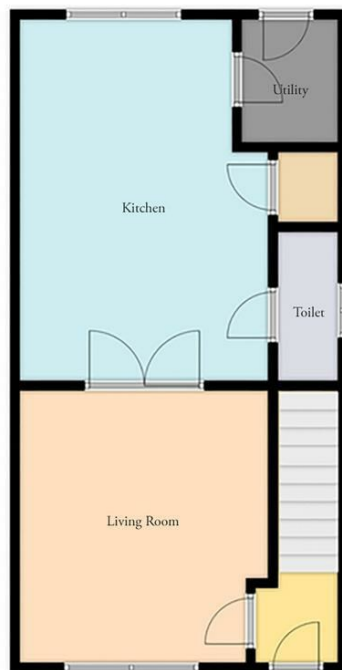


### Terrain Map

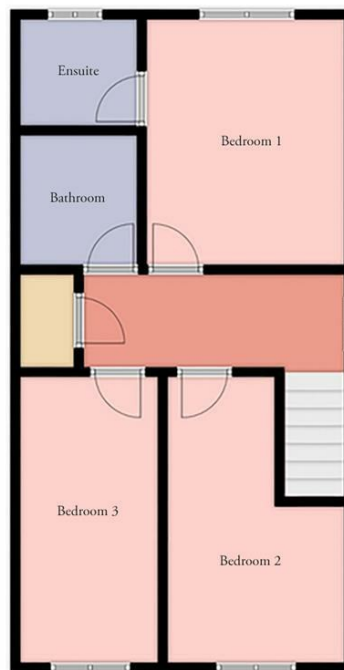


### Floor Plan

## 28 Mill Green, Doagh



Ground Floor



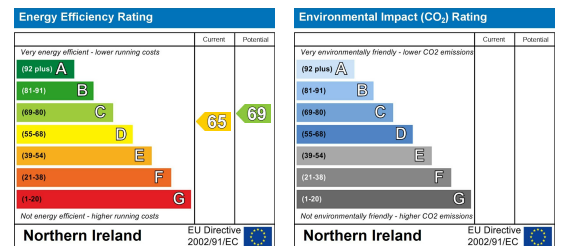
First Floor



### Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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.