



20 Ballygowan Road

Doagh, Ballyclare, BT39 0TR

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Offers over £219,950



Charming three bedroom detached home set on a spacious site in a popular rural location close to Ballyclare. Boasting generous gardens, ample parking at the front of the property and 3 well proportioned bedrooms. This house offers the perfect blend of countryside and early viewing is recommended.

ACCOMMODATION

ENTRANCE HALL 5'2" x 4'1" (1.57m x 1.24m)

Wooden front door. Laminate wood flooring.

LIVING ROOM 11'5" x 19'4" (3.48m x 5.89m)

Bright and spacious living room with carpet flooring. A charming open fireplace with decorative surround. Pine storage cupboards. Picture window to front elevation.

KITCHEN 11'10" x 13'2" (3.61m x 4.01m)

A bright and well appointed fitted kitchen offering an excellent range of high and low level units, generous worktop space and integrated appliances fridge freezer and Noxton Hob. Ample room for casual dining. Tiled flooring.

BATHROOM 5'8 x 6'6" (1.73m x 1.98m)

A bright and modern bathroom fitted with a panelled bath with shower and glazed screen, complemented by a contemporary vanity wash hand basin. Finished with neutral tiling.

REAR HALL 5'10 x 9'10" (1.78m x 3.00m)

TOILET 4'9 x 2'6" (1.45m x 0.76m)

STORAGE 8'0 x 3'0" (2.44m x 0.91m)

FIRST FLOOR

BEDROOM 1 19'3 x 10'1" (5.87m x 3.07m)

Storage cupboard.

BEDROOM 2 12'0 x 10'7" (3.66m x 3.23m)

BEDROOM 3 12'0 x 8'5" (3.66m x 2.57m)

OUTSIDE

Rear enclosed garden with mature shrubbery.

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

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

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