



20 Cogry Rise

Doagh, Ballyclare, BT39 0RZ

Offers over £274,950



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Nest Estate Agents are delighted to bring to the market this bright and spacious four-bedroom detached home, ideally situated in the highly sought-after development of Cogry, Ballyclare. Enjoying a peaceful residential setting on the outskirts of Ballyclare, this superb property offers the perfect balance of rural tranquillity and everyday convenience.

Designed with flexible family living in mind, the accommodation is exceptionally well laid out and features generous reception areas with an open-plan feel, creating an ideal space for both entertaining and everyday life. The fitted kitchen is complemented by a separate utility room, while the ground floor also benefits from a beautifully appointed bathroom with a white suite and slipper bath, a spacious double bedroom, and an integral single garage.

The versatile ground floor layout provides excellent bungalow-style living potential, making this home particularly appealing to those seeking accommodation that can adapt to changing lifestyle needs.

Upstairs, there are three further well-proportioned bedrooms and a contemporary four-piece family bathroom finished with a modern white suite.

Externally, the property enjoys beautifully maintained front and rear gardens, offering a private and tranquil retreat with mature shrubs, colourful flower beds and a patio seating area, perfect for relaxing or entertaining outdoors. A spacious driveway provides off-street parking for multiple vehicles.

Offering generous, adaptable accommodation in a desirable semi-rural location, this exceptional home is sure to appeal to growing families or anyone seeking peaceful surroundings with Ballyclare's excellent amenities just a short distance away. Early viewing is highly recommended.

HALLWAY

14'11 x 6 & 12'10 x 3'6 (4.55m x 1.83m & 3.91m x 1.07m)

uPVC front door with feature glazed inset panels. Solid wood flooring. Cornice ceilings. Access to storage.

STORAGE

2'10 x 6'10 (0.86m x 2.08m)

LIVING ROOM

15'3 x 12'8 (4.65m x 3.86m)

Feature electric fire with ornate surround and tiled inset. Contrasting wood surround. Tiled hearth. Cornice ceilings. Open plan to dining room

DINING ROOM

12'8 x 11'7 (3.86m x 3.53m)

Sliding doors leading to rear garden. Cornice ceiling.

GARAGE

10'4 x 18 (3.15m x 5.49m)

Light and power. Up and over door.

UTILITY

9'2 x 10'4 (2.79m x 3.15m)

Low level units plumbed for washing machine and dryer. Contrasting formica worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Tiled walls. Tiled flooring. Access to rear garden.

FITTED KITCHEN

9 x 11'6 (2.74m x 3.51m)

Range of high and low level units with contrasting formica worktops. Composite 1.5 bowl sink unit with drainer and mixer taps. Integrated eye level Zanussi oven and grill. Integrated electric hob. Integrated extractor fan. Space for dishwasher. Display cabinets. Tiled splashback. Tiled flooring. Access to rear garden.

SITTING ROOM

12'8 x 11'7 (3.86m x 3.53m)

Solid wood flooring. Patio doors to rear garden. Cornice ceiling.

BATHROOM

8'10 x 5'8 (2.69m x 1.73m)

White suite comprising free standing slipper bath with mixer taps and handheld shower. Pedestal wash hand basin with mixer taps. Low flush W/C. Heated towel rail. Tiled flooring. Tiled splashback. Cornice ceiling.

BEDROOM 4

12'8 x 11'2 (3.86m x 3.40m)

Built in furniture.

FIRST FLOOR

BEDROOM 1

12'8 x 21'11 (3.86m x 6.68m)

Eave storage.

BEDROOM 2

15'2 x 12'8 (4.62m x 3.86m)

Built in wardrobes. Velux window. Laminate wood flooring.

BEDROOM 3

14'9 x 10'5 (4.50m x 3.18m)

Velux window. Access to storage.

STORAGE

10'5 x 9 (3.18m x 2.74m)

BATHROOM

8'3 x 7'3 (2.51m x 2.21m)

White suite comprising paneled bath with mixer taps. Pedestal wash hand basin with mixer taps. Low flush W/C. Fully enclosed mains shower unit. Access to storage. Tiled flooring. Tiled splashback. Velux window.

LANDING

9 x 2'11 (2.74m x 0.89m)

Access to roofspace. Access to storage.

STORAGE

6'2 x 4'6 (1.88m x 1.37m)

OUTSIDE

Rear fully enclosed garden laid in lawn bordered by flowerbeds and mature shrubbery. Feature paved seating area. Outdoor tap. Outdoor lighting.

Front laid in lawn with mature shrubbery. Tarmac finished driveway for multiple vehicles.

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



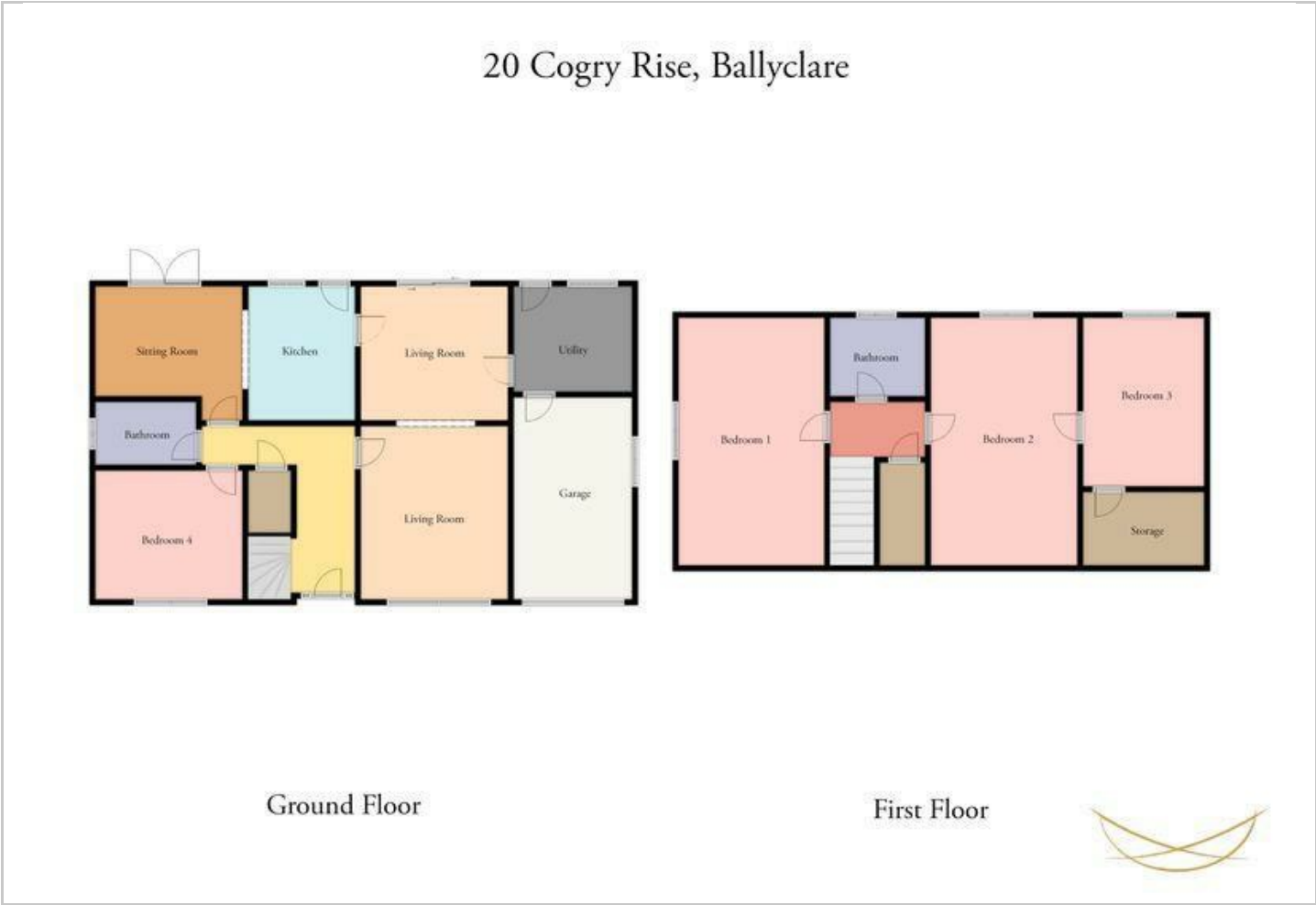
Hybrid Map



Terrain Map



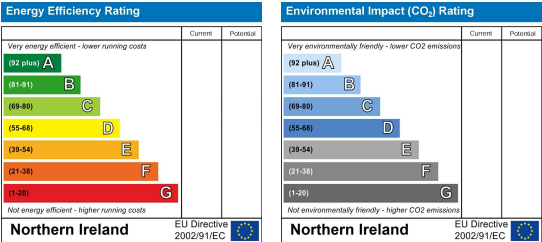
Floor Plan



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



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