



SALE AGREED

81 The Burn Road
Doagh, Ballyclare, BT39 0RD

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81 Burn Road, Doagh, Ballyclare is a charming rural detached home offering flexibility, space, and excellent connectivity. Ideally suited to downsizers or families alike, the property enjoys a convenient position on the road linking Parkgate and Doagh, providing ease of access to surrounding towns and falling within the catchment of leading local schools. Internally, the home is well maintained and offers scope for modernisation to suit individual tastes. The versatile layout allows for either two bedrooms with three reception rooms or three bedrooms with two receptions, complemented by a spacious kitchen with informal dining area, separate utility room, main family bathroom, and an integral single garage. Externally, the property sits on a generous site of approximately one third of an acre, offering excellent outdoor space. To arrange your own viewing, contact Nest today.

HALLWAY 13'7 x 6'6 18'1 x 3'2 (4.14m x 1.98m 5.51m x 0.97m)
Composite front door with glazed feature panels. Laminate wood effect flooring. Cornice ceiling. Access to storage. Access to roofspace.

STORAGE 4'2 x 2'7 (1.27m x 0.79m)

LOUNGE 17'11 x 14 (5.46m x 4.27m)
Feature fire with marble inset and matching hearth. Mahogany surround with matching mantle. Laminate wood effect flooring. Cornice ceiling.

FITTED KITCHEN 25'4 x 12'3 (7.72m x 3.73m)
Range of high and low level units with contrasting formica worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Space for oven. Integrated extractor fan. Glass display cabinets. Breakfast bar area. Tiled flooring. Laminate wood effect flooring. Recessed spotlights.

BEDROOM 1 15 x 14'6 (4.57m x 4.42m)
Built in sliderobes. Cornice ceiling.

BEDROOM 2 11'11 x 9'11 (3.63m x 3.02m)

FAMILY ROOM 12' x 10'11 (3.66m x 3.33m)
Laminate wood effect flooring. Cornice ceiling. Access to conservatory.

CONSERVATORY 14'9 x 9'10 (4.50m x 3.00m)
Tiled flooring. Sliding patio doors to rear garden.

BATHROOM 7'5 x 10'11 (2.26m x 3.33m)
Four piece family bathroom suite comprising paneled bath with mixer taps. Fully enclosed mains shower unit. Pedestal wash hand basin with mixer taps. Low flush W/C. Tiled walls. Tiled flooring. Recessed spotlights.

UTILITY 6'7 x 10'5 (2.01m x 3.18m)
Space for washing machine. Space for dryer. Tiled flooring. Access to garage. Access to rear garden.

OUTSIDE
Extensive front, rear and side gardens. Raised decking. Feature paving. Laid in lawns bordered by mature shrubbery. Tarmac finished private driveway for multiple cars. Outdoor tap. Outdoor lighting.

GARAGE 18'4 x 10'5 (5.59m x 3.18m)
Light and power. Up and over door.

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.

Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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