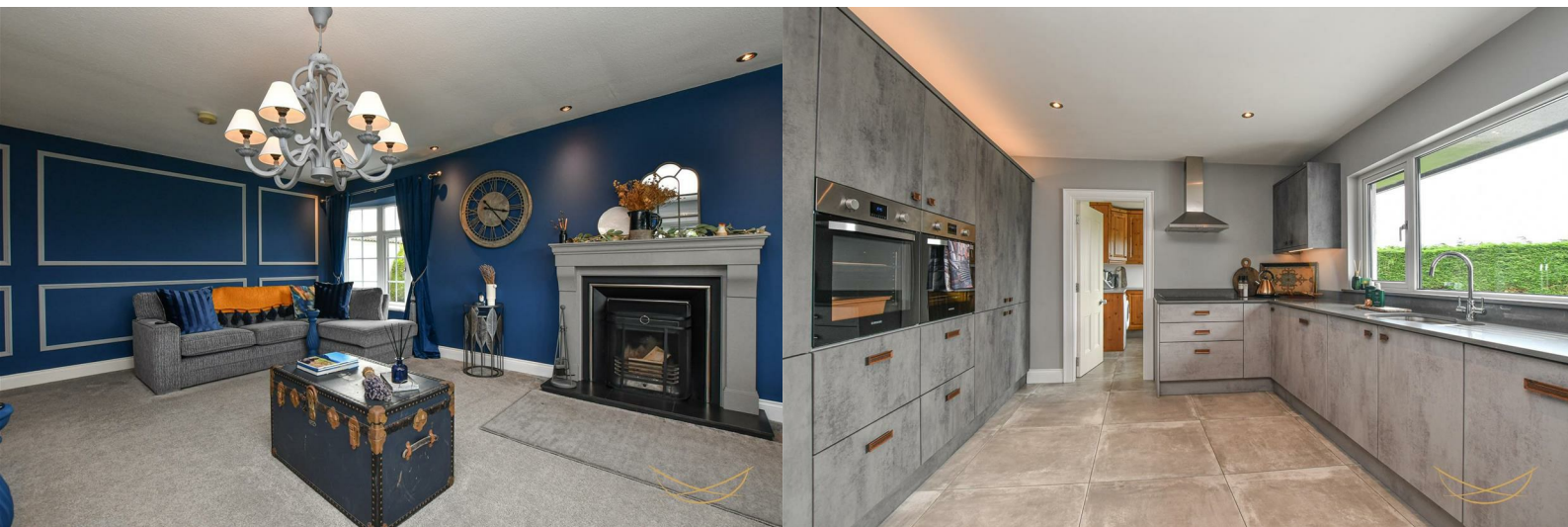




696 Doagh Road
Newtownabbey, BT36 4TP



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696 Doagh Road – A Rare Opportunity in a Sought-After Semi-Rural Setting

This exceptional detached bungalow, located on the outskirts of Ballyrobert, offers a rare opportunity to acquire a home of outstanding quality in a peaceful yet highly convenient setting. Finished to an impeccable, show house standard throughout, the property boasts spacious accommodation including four generously sized bedrooms—two with en-suite bathrooms—an open-plan kitchen and dining area with a multi-fuel stove, a bright and inviting lounge with open fire, a luxury four-piece family bathroom, separate W.C, and a practical utility room. Set on a large, private site, the exterior features multiple outbuildings, a beautifully paved seating area with feature lighting, and a tarmac driveway with ample parking for several vehicles. Further benefits include oil-fired underfloor heating and uPVC double glazing. Ideally located close to local schools, public transport links, and with the M2 motorway just a short drive away, Belfast city centre is easily accessible—making this an ideal home for families and commuters alike. We anticipate there will be high interest in this property and encourage viewing to avoid disappointment- you can contact us on 028 9343 8090 to arrange a viewing or hit the 'enquire now' button for one of our agents to call you.

HALLWAY

51'2 x 9'5 (15.60m x 2.87m)

uPVC front door with glazed tutor style side panels. Ceramic tiled flooring. Recessed spotlights.

LIVING ROOM

20'11 x 15'6 (6.38m x 4.72m)

Feature bay windows. Open fire with stone surround and mantle, contrasting tiled hearth and matching mantle. Recessed spotlights.

DOWNSTAIRS W/C

11' x 4'10 (3.35m x 1.47m)

White suite comprising wall hung rimless W.C. Triform style sink unit with modern wall mounted fixtures. Tiled flooring. Tiled splashback.

FITTED KITCHEN

30'1 x 11'8 (9.17m x 3.56m)

Hockley texture style fitted kitchen with feature copper handles and contrasting granite worktops and matching upstands. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Integrated fridge freezer. Integrated under fridge. Two Samsung oven/grill. Two Hoover integrated dishwashers. Breakfast bar area. Ceramic tiled flooring. Recessed spotlights. Feature multi fuel burning stove.

DINING ROOM

15'3 x 14'9 (4.65m x 4.50m)

Ceramic tiled flooring. Recessed spotlights.

UTILITY

9'8 x 8'9 (2.95m x 2.67m)

Range of high and low level units with contrasting worktops. Stainless steel sink unit with mixer taps. Space for washing machine. Space for tumble dryer. Ceramic tiled flooring. Access to rear garden.

BEDROOM 1

16'9 x 18'4 (5.11m x 5.59m)

Recessed spotlights.

ENSUITE

6'1 x 9'6 (1.85m x 2.90m)

White suite comprising walk in rainfall shower unit with hand held shower. Vanity style sink unit with wall mounted fixtures. Low flush W/C. Tile wood effect flooring. Tiled flooring. Recessed spotlights.

BEDROOM 2

14'5 x 11'8 (4.39m x 3.56m)

Laminate wood effect flooring. Recessed spotlights.

ENSUITE

6'2 x 9'11 (1.88m x 3.02m)

White suite comprising matt black hinged shower enclosure with rainfall shower and hand held shower. Trough style sink with black washstand. Low flush W/C. Tiled flooring. Tiled walls. Recessed spotlights.

BEDROOM 3

16'5 x 9'8 (5.00m x 2.95m)

Laminate wood effect flooring. Feature wood paneling.

BEDROOM 4

15'11 x 9'8 (4.85m x 2.95m)

Laminate wood effect flooring. Feature wood paneling.

FAMILY BATHROOM

11'4 x 6'11 (3.45m x 2.11m)

White four piece suite comprising free standing curved bath with freestanding taps and hand held shower. Wall mounted W.C. Vanity style sink unit with mixer taps. Walk in rainfall shower unit with hand held shower and feature display recess. Heated chrome

towel rail. Ceramic tiled flooring. Tiled walls. Recessed spotlights.

REAR BOILER ROOM

3'10 x 2'10 (1.17m x 0.86m)

GARAGE

29'7 x 14'11, 14'5 x 11 & 13'7 x 11'6 (9.02m x 4.55m, 4.39m x 3.35m & 4.14m x 3.51m)

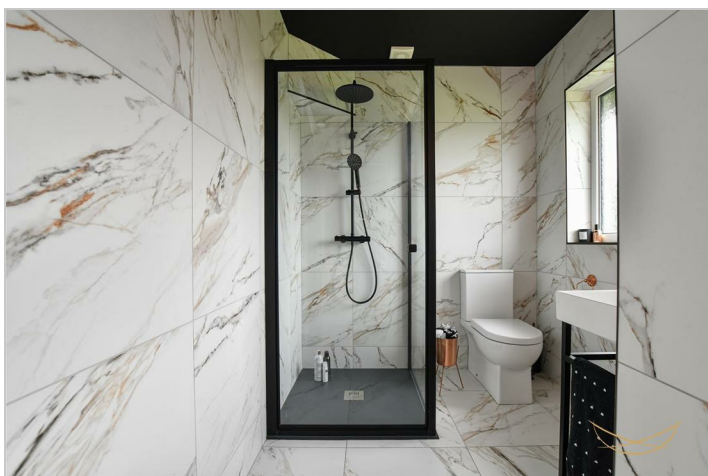
Up and over door. Light and power.

OUTSIDE

Situated on circa 0.7 site with laid in lawns bordered by mature shrubbery. Feature paving with outdoor lighting. Multiple outbuildings. 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



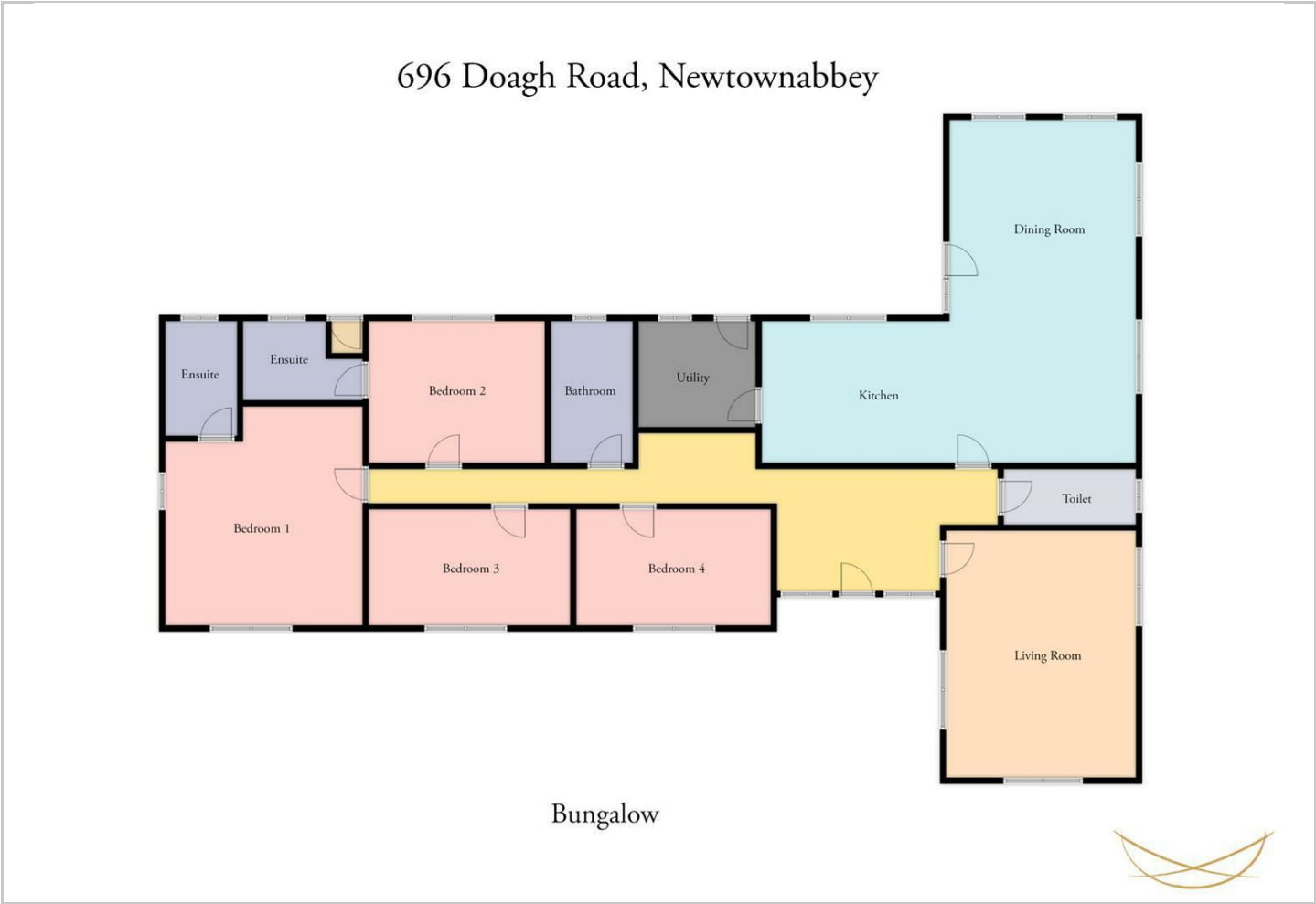
Hybrid Map



Terrain Map



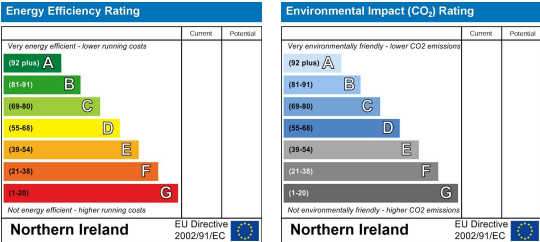
Floor Plan



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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