



FOR SALE

18 Burnside Road

Doagh, Ballyclare, BT39 0SH

Offers over £199,950



Nest Estate Agents are delighted to bring to the market this deceptively spacious bungalow located on Burnside Road in the heart of Burnside Village, Doagh, Ballyclare. This charming property offers a perfect blend of comfort and convenience, offering excellent family accommodation to include 3 bedrooms, lounge, deluxe bathroom suite, large open kitchen with informal dining area, outside store and garage.

One of the highlights of this bungalow is the large, deceptively spacious rear garden. The driveway provides parking for up to three vehicles, and an additional yard space to the side of the property, making it convenient for those with multiple cars or in need of extra storage space.

This property is close to all local amenities and within walking distance to Kilbride nursery and Primary School, local shops, bus stops and is within a short drive to Ballyclare Town.

HALLWAY 16'5 x 6 (5.00m x 1.83m)

Hardwood front door with glazed inset and side panels. Solid wood flooring and double radiator.

HALLWAY (2) 21'4 x 3'10 (6.50m x 1.17m)

STORAGE 2 x 3'11 (0.61m x 1.19m)

LIVINGROOM 13'9 x 16'10 (4.19m x 5.13m)

Laminate wood effect flooring.

KITCHEN 29'7 x 15'4 (9.02m x 4.67m)

Range of high and low level units with contrasting formica worktops. Integrated hob, stainless steel extractor fan and splashback. Stainless steel 1.5 sink unit with drainer. Integrated dishwasher. Integrated oven. Breakfast bar area with storage. Tiled floor. Recessed spotlights. Through informal dining area/ snug leading to garden via uPVC sliding doors.

BEDROOM 1 13'9 x 9'11 (4.19m x 3.02m)

Built in storage

STORAGE 5'4 x 2'9 (1.63m x 0.84m)

BEDROOM 2 12'1 x 10'5 (3.68m x 3.18m)

Built in storage

STORAGE 5'4 x 2'9 (1.63m x 0.84m)

BEDROOM 3 9'8 x 10'5 (2.95m x 3.18m)

BATHROOM 6'8 x 10'5 (2.03m x 3.18m)

Modern four piece suite comprising of fully tiled shower cubicle, half- pedestal wash hand basin, freestanding bath with mixer taps and hand held shower. Ceramic tiled walls and floor. Chrome towel radiator. UPVC double glazed window. Extractor fan. Access to floored roof space.

GARAGE 29'8 x 10'11 (9.04m x 3.33m)

UTILITY 13'2 x 10'6 (4.01m x 3.20m)

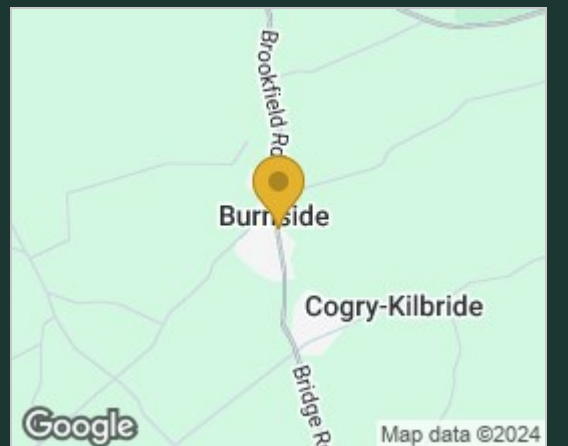
OUTSIDE

Front garden laid in lawn, private driveway finished in tarmac. Large rear enclosed garden laid in lawn, surrounded by privacy wooden fence and additional space for parking. Side garden with pergola and decking. Paved patio area.

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.

REAR STORAGE 8'7 x 7'8 (2.62m x 2.34m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	B	B
B	C	C	C
C	D	D	D
D	E	E	E
E	F	F	F
F	G	G	G

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.