

FOR SALE



**45 BROOKFIELD HEIGHTS, DOAGH
BALLYCLARE BT39 0TS**

Offers Around £120,000

- Three bedroom detached house in a quiet cul-de-sac nearby to Doagh
- Spacious kitchen
- Two Receptions (option of a third reception if downstairs bedroom used as such)
- Three well proportioned bedrooms (one downstairs)
- Two bathrooms (one with shower and one with bath)
- Oil fired central heating
- Fully double glazed
- Extensive gardens to front and back
- Large detached garage and ample off street parking
- Good transport links to Belfast City centre, Templepatrick and Belfast International Airport

31 Donegall Street, Belfast, BT1 2FG

Tel: 028 9032 5888

www.macfarlanesmyth.com



Spacious two-storey bungalow with gardens in a rural setting nearby to Doagh and Templepatrick. We anticipate the successful purchaser will undertake some cosmetic updating of the house.

Accommodation includes three bedrooms, a spacious kitchen, two bathrooms and two receptions.

There are excellent transport links to Belfast City centre and Belfast International Airport

ACCOMMODATION

GROUND FLOOR

RECEPTION 1

5.38m x 3.65m (17' 8" x 11' 11½")

Spacious front facing room with open fireplace.

RECEPTION 2:

3.03m x 3.04m (9' 11" x 9' 11½")

KITCHEN:

3.02 x 4.96m (9' 11" x 16' 3")

Fitted kitchen with excellent range of high and low level units, single drainer sink unit with mixer tap, integrated Zanussi oven and hob, plumbed for washing machine, rear door leading to back garden

BATHROOM:

3.02m x 1.79m (9' 11" x 5' 10½")

WC, sink and bath, electric shower; Tiled walls



BEDROOM 1

3.30m x 4.61m (10' 10" x 15' 1½")

FIRST FLOOR

LANDING

BEDROOM (2):

4.31m x 3.68m (14' 1½" x 12' 1")

BEDROOM (3):

4.29m at widest x 3.91m at widest (14' 1" x 12' 1")

BATHROOM

1.94m x 2.77m (6' 4" x 9' 1") Both measurements at widest

Toilet, sink and shower cubicle





OUTSIDE

Driveway leading to large detached garage, spacious lawns front and rear planted with mature trees and shrubs,

VIEWINGS

Strictly by appointment with Macfarlane & Smyth.

Energy Performance Certificate

Northern Ireland

45, Brookfield Heights
Doagh
BALLYCLARE
BT39 0TS

Date of assessment: 07 March 2017
Date of certificate: 22 March 2017
Reference number: 0539-9015-0227-6193-9984
Type of assessment: RdSAP, existing dwelling
Accreditation scheme: Elmhurst Energy Systems Ltd
Assessor's name: Mr. Andrew Smyth
Assessor's accreditation number: EES/006351
Employer/Trading name: Macfarlane & Smyth
Employer/Trading address: 31 Donegall Street, Belfast, BT1 2FG
Related party disclosure: Employed by the professional dealing with the property transaction

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		67
E 39-54		
F 21-38	35	
G 1-20		
Not energy efficient - higher running costs		

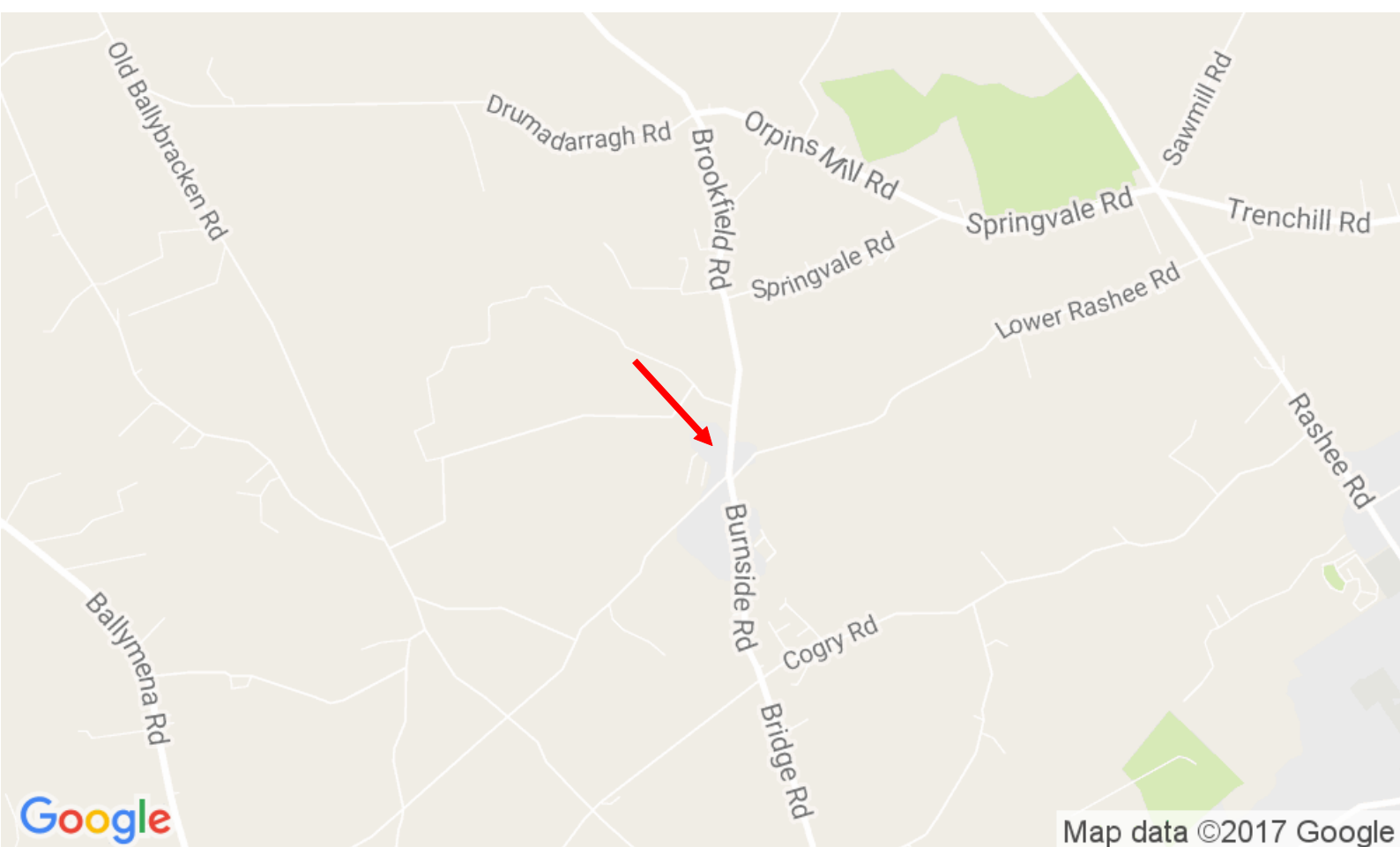
Technical Information

Main heating type and fuel: Boiler and radiators, oil
Total floor area: 112 m²
Primary energy use: 350 kWh/m² per year
Approximate CO₂ emissions: 98 kg/m² per year
Dwelling type: Semi-detached bungalow

The primary energy use and CO₂ emissions are per square metre of floor area based on fuel use for the heating, ventilation, hot water and lighting systems. The rating can be compared to the benchmark of the average energy efficiency rating for the housing stock in Northern Ireland.

Benchmarks

Average for Northern Ireland **D60**



AGENT'S NOTES

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