



## 2 Mullaghboy Corner, Islandmagee, Larne, BT40 3SB

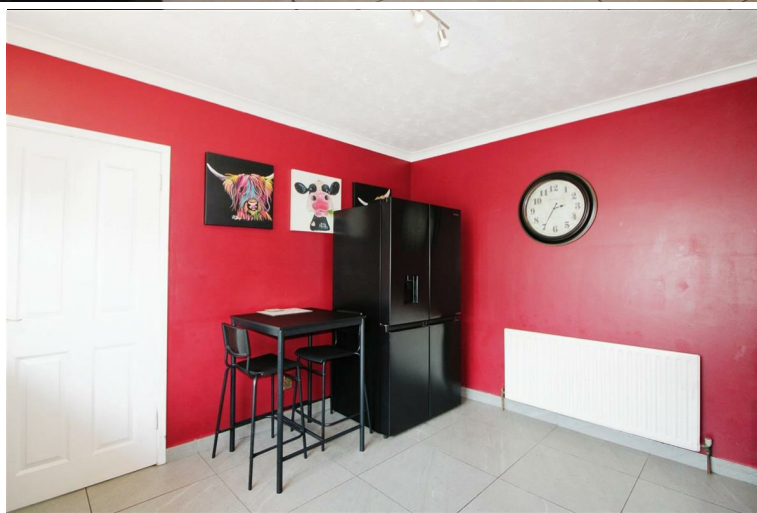
- Detached Bungalow
- Lounge With Open Fire
- Utility Room
- Deluxe Bathroom With Four Piece Suite
- Private Driveway; Integral Garage
- Four Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Cloakroom With WC
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear; Views

Offers Over £189,950

EPC Rating F







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor. Access to hot press and floored roof space.

#### LOUNGE 17'3" x 11'10"

Open fire in granite fireplace with matching hearth and timber surround. Tiled floor.

#### KITCHEN WITH INFORMAL DINING AREA 12'10" x 10'8"

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. 1.5 bowl colour coded sink unit with draining bay. Cooker point with extractor hood over. Splash back tiling to walls. Tiled floor.



### **UTILITY ROOM 7'6" x 6'10"**

High and low level fitted storage units with contrasting melamine work surface. Colour coded sink unit with draining bay. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. Access to garage and WC. PVC double glazed door to rear garden.

### **CLOAKROOM**

With WC. Tiled floor.

### **BEDROOM 1 15'2" x 11'11"**

Built in double wardrobe.

### **BEDROOM 2 12'8" x 11'11"**

Built in double wardrobe.

### **BEDROOM 3 11'10" x 9'7"**

PVC double glazed sliding patio door to rear garden.

### **BEDROOM 4 9'0" x 8'11"**

### **DELUXE BATHROOM**

Contemporary white four piece suite comprising panelled bath, separate panelled shower enclosure, floating vanity unit and WC. Electric shower. Towel radiator. Tile effect splash back panelling to walls.

### **EXTERNAL**

Double gates leading to generous sized private driveway area finished in tarmac.

Front garden, finished mainly in lawn.

External lighting.

Outside tap.

Entrance porch.

Low maintenance, fully enclosed rear garden, finished in stone.

### **INTEGRAL GARAGE 18'0" x 10'9"**

Power operated roller shutter door. Separate service door to utility room. power, light, and oil fired central heating boiler.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







**Well presented four bedroom detached bungalow with integral garage, occupying a private site on the Mullaghboy Road, Islandmagee. The property comprises entrance hall, lounge with open fire, kitchen with informal dining area, utility room, cloakroom with WC, four well proportioned bedrooms and deluxe bathroom with contemporary white four piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, front garden finished in lawn and low maintenance, fully enclosed rear garden finished in stone, enjoying rural views towards the coast. Other attributes include oil heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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