



2A Carmavy Road, Nutts Corner, BT29 4TF

- Detached Family Bungalow
- Kitchen With Informal Dining Area
- Fully Tiled Bathroom
- Oil Heating; PVC Double Glazing
- Large Matching Detached Garage
- Three Bedroom / Three Reception
- Utility Room
- Fully Tiled En Suite Shower Room
- Private Driveway
- Gardens Front, Side and Rear

Offers Over £249,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching side screen. Tiled floor. Glass panelled door with matching side screens leading to:

ENTRANCE HALL

Timber flooring. Twin cloakrooms/stores accessed via double doors. Access to hot press. Access to roof space.

LOUNGE 19'2" x 15'10"

Dual aspect windows. Bay window to front elevation. Open fire in marble fireplace with granite inset and hearth with mahogany surround. Wood laminate floor covering.

DINING ROOM 11'3" x 10'10"

Wood laminate floor covering. Open arch leading to kitchen.

CONSERVATORY 14'4" x 13'4"

Tiled floor. PVC double glazed French doors to rear garden.



KITCHEN WITH INFORMAL DINING AREA 15'1" x 10'10"

Country style fitted kitchen with range of high and low level storage units, with contrasting marble effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Space for plumbed for dishwasher. Fitted breakfast bar area. Splash back tiling to walls. Tiled floor.

UTILITY ROOM 7'11" x 7'10"

Fitted high and low level storage units with contrasting melamine work surface to match kitchen. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Vacuum hub. Oil fired central heating boiler (housed within matching unit). Tiled floor. PVC double glazed door to rear garden.

PRINCIPAL BEDROOM 11'1" x 9'9"

Fitted wardrobes and storage.

FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower.

BEDROOM 2 13'0" x 10'6" (wps)

Wall to wall fitted wardrobes.

BEDROOM 3 11'10" x 10'5" (wps)

Wall to wall fitted wardrobes.

FULLY TILED BATHROOM

White, four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

EXTERNAL

Double gates leading to generous sized private driveway area, finished in tarmac.
Gardens front, side and rear finished in lawn and range of shrubs.
External lighting.
PVC soffits, fascia and rainwater goods.
Paved patio area.
PVC oil storage tank.
Outside tap.

LARGE MATCHING DETACHED GARAGE 21'8" x 15'1"

PVC coated roller shutter door. Separate service door to rear garden. Power and light.

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 three bedroom / three reception detached bungalow with large matching detached garage, occupying a generous sized site on the Carmavy Road, Nutts Corner. The property comprises entrance hall, lounge with open fire, separate dining room, conservatory, kitchen with informal dining area, utility room, fully tiled family bathroom and three bedrooms, to include principal en suite. Externally the property enjoys private driveway area, large matching detached garage, and gardens front, side and rear finished mainly in lawn. Other attributes include oil heating, cavity wall insulation, roof space insulation 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	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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