



## 21 Portland Place, Magheramorne, BT40 3HX

- Semi Detached Home
- Lounge; Open Fire
- Deluxe Bathroom; Four Piece Suite
- PVC Double Glazing
- Bay Views
- Three Bedrooms
- Kitchen Through Dining Room
- Oil Heating
- Large Rear Garden
- Ideal First Time Buy/Buy To Let

Offers Over £99,950

EPC Rating F



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### KITCHEN THROUGH DINING ROOM 19'5" x 12'2"

PVC double glazed front door. Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven. Integrated dishwasher. Plumbed and space for washing machine. Glass fronted display cabinet. Splashback tiling to walls. Tiled floor. Stairwell to first floor. PVC double glazed door to rear garden.

#### LOUNGE 19'6" x 12'0"

Open fire in cast iron fireplace with tiled inset, slate hearth and timber surround. Dual aspect windows. Views over bay. Wood laminate floor covering.



## FIRST FLOOR

### LANDING

Access to roof space and shelved hot press.

### BEDROOM 1 12'1" x 9'11" (wps)

Views over bay.

### BEDROOM 2 9'3" x 7'2"

Built in double wardrobe.

### BEDROOM 3 10'0" x 8'2" (wps)

Views over bay.

### DELUXE BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Part tiling to walls.

### EXTERNAL

Low maintenance front garden, finished in decorative stone, trees and shrubs.

View towards bay.

Large rear garden, finished in lawn, partially enclosed timber deck area, and separate patio area.

Boiler house with oil fired central heating boiler.

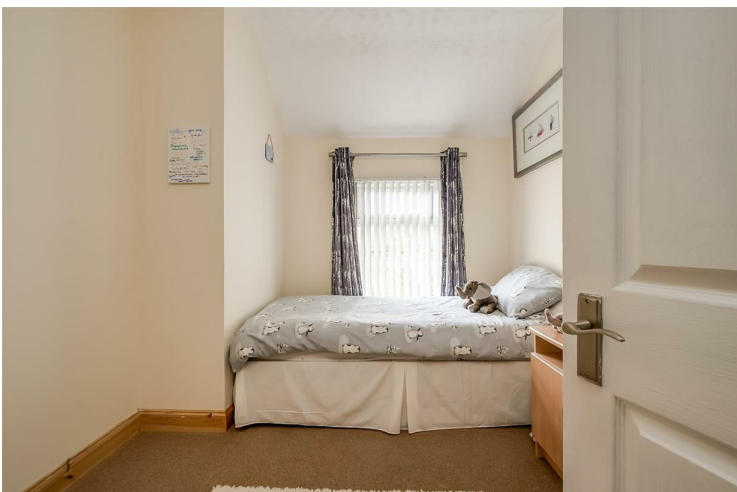
PVC oil storage tank.

External lighting.

Outside taps.

### 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.





**Immaculately presented, three bedroom, semi-detached home, with generous sized, tiered rear garden and elevated views over bay, located within the hamlet of Magheramorne, Larne. The property comprises kitchen through dining room, lounge with open fire in cast iron fireplace, three first floor bedrooms and bathroom with contemporary, white four piece suite. Externally, the property enjoys low maintenance front garden finished in decorative stone, trees and shrubs, and large, tiered rear garden finished in lawn, timber decking and patio area. Other attributes include oil fired central heating and PVC double glazing. Ideal first time buy/buy to let investment alike. Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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