



WYNCAIRN AVENUE, LARNE

OIRO £179,950

A lovely detached, three bedroom bungalow in a popular residential area.

Minutes walk to shops and bus stops, close to schools and all local amenities.

This property has been cared for throughout its lifetime and is a credit to its previous owners.

Priced to allow for further modernisation.

Detached Bungalow
Bright living room
Dining Room
Kitchen
Good sized Conservatory
Three Bedrooms
Attic storage space with stair access (may be suitable for future development / bedroom use subject to purchasers gaining any statutory approvals)
Well established landscaped gardens
Tarmac driveway with ample space for several cars
Popular residential area

Parking options: Off Street
Garden details: Private Garden

Entrance hall

PVC white door with glazed panels. Wood effect laminate flooring, stairs access to storage area.

Living room

w: 4.12m x l: 3.79m (w: 13' 6" x l: 12' 5")

A bright spacious room with a large window. Black fireplace with chrome inset and black tile hearth. Laminate wood flooring. Opening to dining space:

Dining

w: 2.22m x l: 2.21m (w: 7' 3" x l: 7' 3")

Lovely bright room with laminate wood flooring.

Kitchen

w: 3.35m x l: 2.24m (w: 11' x l: 7' 4")

Good range of high and low level units. Zanussi 4 ring hob with double electric under oven and extractor fan. Space for washing machine, plumbed for dishwasher and space for fridge freezer. Hot press housing copper cylinder tank and shelving. Laminate wood flooring.

Conservatory

w: 3.47m x l: 3.08m (w: 11' 5" x l: 10' 1")

Lovely sized and bright conservatory with views out to landscaped rear garden. A really attractive and peaceful space. Laminate wood flooring.

Bedroom 1

w: 3.16m x l: 2.83m (w: 10' 4" x l: 9' 3")

Double room.

Bedroom 2

w: 3.17m x l: 3.63m (w: 10' 5" x l: 11' 11")

A good sized double room with vanity sink, wardrobe space and overlooking rear garden. Laminate wood flooring.

Bedroom 3

w: 2.05m x l: 2.64m (w: 6' 9" x l: 8' 8")

Good size bright bedroom.

Bathroom

w: 2.04m x l: 1.88m (w: 6' 8" x l: 6' 2")

Coloured suite comprising of low flush W/C, pedestal wash hand basin, panelled bath. Separate corner shower unit with glass doors and Tritan electric shower. Tiled floor and walls.

Landing

w: 4.72m x l: 2.95m (w: 15' 6" x l: 9' 8")

Storage area 1 - Good size space with velux window.

Landing

w: 2.95m x l: 2.92m (w: 9' 8" x l: 9' 7")

Storage area 2 - Good size space with velux window.

Front Garden

Large area to front of property, laid in stones and lovely mature planting. Tarmac driveway with ample parking.

Garden

A stunning well established landscaped garden. Laid in lawn with tiered areas, attractive stone walls, pebbles and stones. Shed and boiler house. Concrete paving area and outside tap.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.









Approximate total area*

1,100 sq ft

101.7 sq m

Reduced headroom

100.00 sq ft

92.90 sq m



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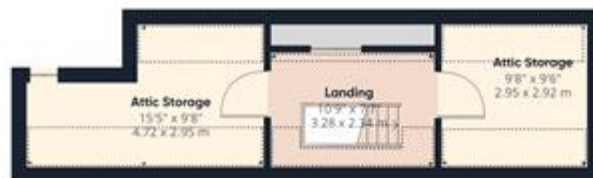
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.