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.co.uk

35 Craigstown Meadow, Magheramorne, Larne, BT40 3JJ

Offers Around £159,950

FEATURES

- SEMI DETACHED CHALET STYLE BUNGALOW
- OIL FIRED CENTRAL HEATING - NEW BOILER
- UPVC DOUBLE GLAZING
- CUL DE SAC POSITION
- LOUNGE - WOOD BURNING STOVE
- DINING ROOM - PATIO DOOR FEATURE
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- DOWNSTAIRS GUEST W.C.
- THREE BEDROOMS
- WHITE BATHROOM SUITE
- FRONT GARDEN IN LAWN
- PRIVATE REAR GARDEN IN LAWN WITH FEATURE PATIO AND DECORATIVE PEBBLED AREA

Occupying a quiet cul de sac position, within this semi rural location in the popular Magheramorne area, it is a pleasure to offer for sale, this extremely well presented and tastefully decorated chalet style semi detached bungalow.

Affording deceptively spacious living accommodation, the property comprises of two reception rooms, modern fitted kitchen, downstairs guest W.C., three bedrooms and bathroom.

Externally, the property has a front garden in lawn and a private rear garden in lawn with feature patio and decorative pebbled area.

A credit to its present owner, this modern day home comes highly recommended.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Laminate wood flooring.

LOUNGE:

A pleasantly decorated room, with feature wood burning stove. Laminate wood flooring.

DINING ROOM:

Laminate wood flooring. Patio door.

KITCHEN:

Range of modern upper and lower level units. Integrated electric hob, oven, extractor fan and fridge/freezer. One and half bowled sink unit. Plumbed for automatic washing machine. Floor tiling.

GUEST W.C.:

Incorporating W.C. and wash hand basin.

BEDROOM (1):

First Floor

LANDING:

Storage into eaves.

BATHROOM:

Modern white suite incorporating push button W.C., wash hand basin and panelled bath. Separate shower cubicle. Heated towel radiator. Floor tiling. Velux window.

BEDROOM (2):

Laminate wood flooring. Mirrored robes. Velux window.

BEDROOM (3):

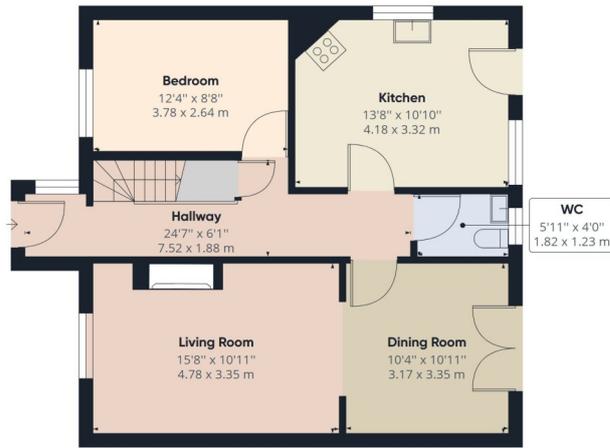
Outside

GARDENS:

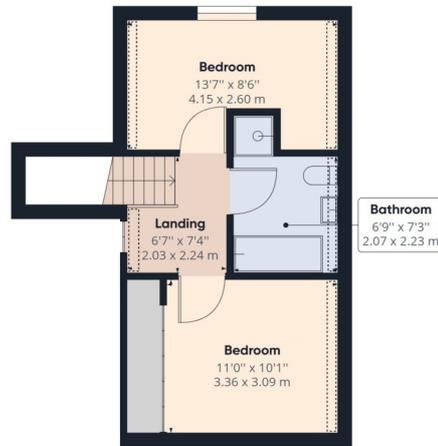
Front garden in lawn.

Private rear garden in lawn with feature patio and decorative pebbled area.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1036.67 ft²
96.31 m²

Reduced headroom

24.71 ft²
2.30 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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