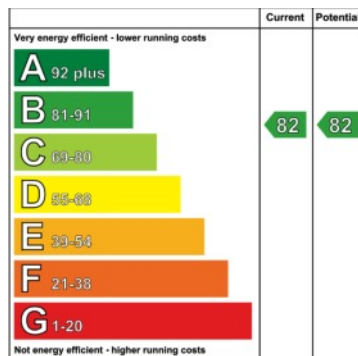




38 MABOY ROAD, PORTGLENONE **Superb Detached 3 Bedroom Chalet Bungalow**

Offers Around
£210,000

WOW! This recently built property combines contemporary living, light and tranquility. Nestled amongst trees and fronted by a stream, the property was built circa. 2014 with the current owners having finished the house to a high specification. Internally, the property benefits from a large kitchen/dining area opening to a sun room with multi-fuel stove, living room, downstairs bedroom and bathroom. On the first floor, there are two bedrooms, spacious landing and bathroom. Externally, there is a lawn to the front which fronts onto a stream. The rear is currently stoned awaiting transformation by the new owners.



GROUND FLOOR

Hall:

Bright and spacious.

Living Room:

12'9" x 12'1". Stove with polished granite hearth. Recessed ceiling spotlights. TV point.

Sun Room:

14'8" x 13'. Vaulted ceiling with recessed lighting. Contemporary stove with polished granite hearth. Tiled floor. uPVC French doors.

Kitchen/Dining Area:

27'6" x 14'. High gloss range of base and wall mounted units, Franke 1½ bowl sink with mixer taps, integrated dishwasher and space for range. Matching island unit. Splashback panelling. Recessed ceiling lights and tiled floor. Space for dining table. Integrated fridge.

Utility:

10'2" x 9'15". Tiled floor. Plumbed for washing machine.

Boot Room:

9'10" x 6'12". Tiled floor.

Downstairs WC:

5'10" x 3'4". Pedestal wash hand basin and WC. Tiled floor. Extractor fan.

Master Bedroom:

12'9" x 11'6". Recessed ceiling spotlights. TV point. Walk-in wardrobe.





Bathroom:

10'1" x 7'9". White suite of bath with mixer taps, large shower cubicle with both hand held and rain shower, vanity WHB and WC. Recessed ceiling spotlights, fully tiled walls and tiled floor. Towel radiator.

Hotpress:

Pressurised hot water cylinder.

FIRST FLOOR

Spacious Landing:

19'7" x 9'4". Ideal as an informal seating area. Recessed spotlights. Eaves storage cupboards.

Bedroom 2:

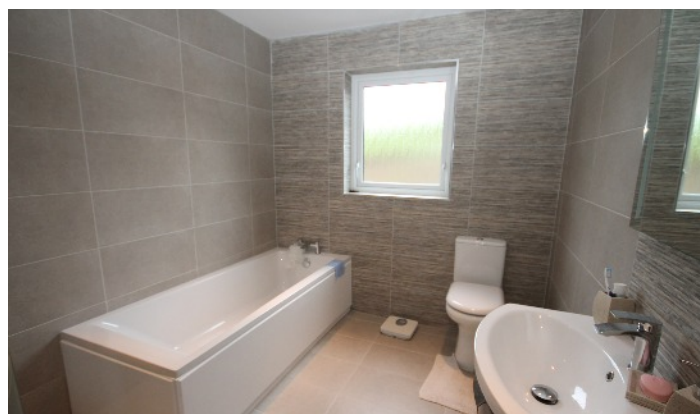
20'1" X 14'. Recessed ceiling spotlights. TV point.

Bedroom 3:

20'1" x 11'6". Recessed ceiling spotlights. TV point. View over fields.

Bathroom:

White suite of bath with mixer taps, vanity WHB and WC. Fully enclosed shower cubicle with rain shower. Recessed ceiling spotlights.





AGENT'S NOTES

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description, necessary permissions for use and measurements. None of the services or appliances at the property have been tested by us and no warranty as to their condition is given. Neither the vendor, James H. McKinney & Sons, nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property.