



An excellent detached family home in a prime residential development situated in the settlement of Islandmagee. Conveniently positioned for those seeking good train links with two stations in close proximity. Popular local primary schools will attract a wide variety of local purchasers.

The accommodation comprises a living room, family room, a superb modern kitchen which is open plan to dining room, an adjoining utility room and downstairs wc. Upstairs are four well proportioned bedrooms, the master bedroom benefits from an ensuite shower room and a family bathroom. Outside is a driveway that leads to a detached garage.

In addition the property benefits from upvc framed double glazed windows, oil fired central heating, Beam vacuum system and an enclosed rear garden in lawns and stoned patio area.

Offers Over  
£190,000

12 Middleton Park,  
Islandmagee,  
LARNE,  
BT40 3XA

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Viewing by  
appointment  
through agent  
028 9066 3030



- Delightfully presented detached home in established residential location
- Generous living room with gas fire
- Additional family room with electric fire
- Modern fitted kitchen with range of appliances and open plan to dining area
- Utility room with separate downstairs wc
- Four well-proportioned bedrooms, master with ensuite shower room
- Family bathroom with white suite
- Driveway leading to detached garage
- Front garden and enclosed rear garden with patio area
- uPCV double glazed / oil fired central heating / Beam vacuum system
- Excellent range of amenities close by including schools, shops and public transport

The Property Comprises:

## Ground Floor

uPVC front door with frosted window pane into . . .

ENTRANCE HALL: Ceramic tiled floor.

LOUNGE: 14' 9" x 10' 1" (4.5m x 3.08m) Wooden fireplace with electric fire, stone inset and hearth, wood effect laminate floor.



LIVING ROOM: 14' 11" x 14' 6" (4.55m x 4.41m) Wooden fireplace with marble inset and hearth and gas fire, wood effect laminate floor.



KITCHEN: 15' 1" x 10' 10" (4.6m x 3.3m) Modern fitted kitchen with extensive range of high and low level units, work surfaces, display units, four ring gas hob, stainless steel extractor fan, electric oven, 1.5 bowl stainless steel sink unit, integrated fridge freezer, integrated dishwasher, part tiled walls.



Open plan to . . .

DINING ROOM: 15' 9" x 10' 6" (4.8m x 3.19m) Matching ceramic tiled floor.



UTILITY ROOM: 7' 8" x 5' 6" (2.33m x 1.68m) Plumbed for washing machine, space for tumble dryer, work surfaces, matching ceramic tiled floor, uPVC back door.

SEPARATE WC: White suite comprising low flush wc, wash hand basin with vanity unit, matching ceramic tiled floor, extractor fan.

First Floor

LANDING: Shelved hotpress and access to roofspace.

BEDROOM (1): 14' 5" x 10' 11" (4.4m x 3.32m) Wood effect laminate floor.

Door to . . .

ENSUITE SHOWER ROOM: White suite comprising shower cubicle with electric shower, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, extractor fan.



BEDROOM (2): 10' 11" x 10' 9" (3.32m x 3.28m) Wood effect laminate floor, Velux window.



BEDROOM (3): 10' 12" x 10' 0" (3.35m x 3.05m) Wood effect laminate floor, Velux window, access to eves storage.



BEDROOM (4): 10' 1" x 9' 10" (3.08m x 3.0m) Wood effect laminate floor, Velux window.



BATHROOM: White suite comprising panelled bath with electric shower over, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, extractor fan.



## Outside

Driveway parking for several cars leading to . . .

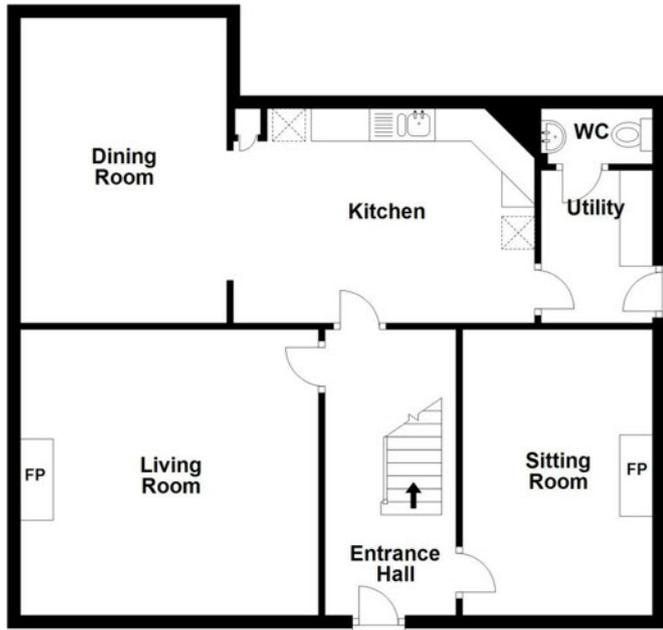
DETACHED GARAGE: 18' 11" x 9' 3" (5.77m x 2.82m) Light and power, Beam vacuum system.

Rear garden in lawns laid in lawns bordered by garden fence and hedging. Stone patio area to side of house.



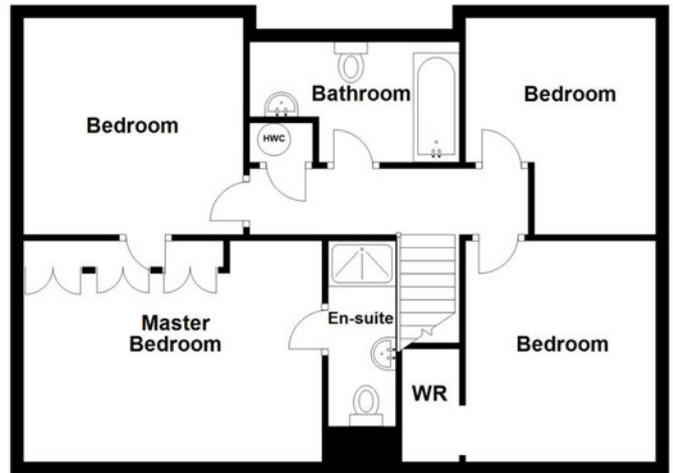
## Ground Floor

Approx. 80.6 sq. metres (867.1 sq. feet)



## First Floor

Approx. 62.6 sq. metres (673.4 sq. feet)



Total area: approx. 143.1 sq. metres (1540.6 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

Location:

Travelling from Whitehead towards Islandmagee on the Ballystrudder Road (B150), turn right into Middleton Park.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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