



## 24a Kilcurry Road, Portglenone, BT44 8DB

- Immaculately Presented Detached Bungalow
- Kitchen Through Dining Room
- Utility Room; Separate Laundry Room
- Oil Heating; Hardwood Double Glazing
- Mature Gardens
- Three Bedroom; Two+ Reception
- Country Style Kitchen
- Deluxe Bathroom; Separate Shower Room
- Generous Sized Private Driveway
- Stunning, Elevated, Rural Views

Offers Over £295,000

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door with matching side screens. Herringbone style wood laminate floor covering. Range of fitted storage units.

#### LOUNGE 19'4" x 14'9"

Open fire in marble fireplace with matching hearth and timber surround. Dual aspect windows, enjoying elevated rural views towards Lough Beg. Timber flooring.

#### REAR PORCH

Hardwood, stable style door to driveway and garden with matching double glazed side screen. Herringbone style wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 21'6" x 14'9"**

Country style, fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Elevated rural views towards Lough Beg. Cooker point with extractor hood over. Space and plumbed for dishwasher. Space for under counter fridge. Glass fronted display cabinets. Splashback panelling to walls. Tiled floor. Herringbone style wood laminate floor covering to dining area.

## **UTILITY ROOM 11'8" x 7'9"**

Range of fitted storage units with contrasting, marble effect, melamine work surface. Space for larder fridge and separate larder freezer. Oil fired central heating boiler (housed within matching unit). Access to roof space via slingsby style ladder. Tiled floor.

## **REAR HALL**

Timber floor. Sliding door to laundry room.

## **LAUNDRY ROOM**

Range of fitted storage units with contrasting, granite effect, melamine work surface. Stainless steel sink. Plumbed and space for washing machine. Space for tumble dryer. Tiled floor. Access to:

## **SHOWER ROOM**

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Part tiling to walls. Tiled floor.

## **SUN LOUNGE 12'9" x 12'0" (wps)**

Vaulted ceiling. Timber flooring. Dual aspect windows enjoying elevated rural views. Hardwood double glazed door to rear garden.

## **BEDROOM 1 13'8" x 9'9"**

Elevated rural views. Herringbone style wood laminate floor covering. Built in double wardrobe.

## **BEDROOM 2 11'9" x 9'9"**

Timber flooring. Built in double wardrobe.

## **BEDROOM 3 9'9" x 9'8"**

Built in double wardrobe. Timber flooring.

## **DELUXE BATHROOM**

White, four piece suite comprising freestanding, claw foot bath, separate, fully panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Herringbone style wood laminate floor covering.

## **EXTERNAL**

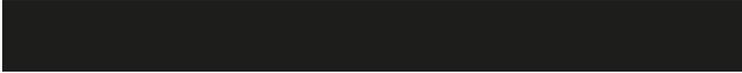
Double gates leading to generous sized private driveway, extending to rear, finished in asphalt.  
Fully landscaped site with mature gardens finished in range of lawns, patio areas, water feature and wide array of plants, trees and shrubbery. External lighting.  
Outside tap.  
PVC oil storage tank.  
Open aspect to rear, enjoying elevated rural views.

## **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/two+ reception, detached bungalow, occupying a prime site, with delightful elevated rural views towards Lough Beg, situated on the periphery of Portglenone village, County Antrim.**

**The property comprises entrance hall, lounge, sun lounge, kitchen through dining room, utility room, laundry room, three well-proportioned bedrooms, deluxe family bathroom, and separate shower room.**

**Externally, there is a generous sized private driveway, finished in tarmac, and gardens front, side and rear, finished in lawn, patio areas, water feature/fish pond, and wide array of mature plants, trees and shrubbery.**

**Other attributes include oil heating and hardwood double glazing.**

**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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	<b>58</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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