



GRAHAM ROAD, LARNE OFFERS OVER £289,950

Fabulous bungalow on a corner site with a detached garage. I believe only four of these were built within this popular residential area and very seldom do they come for resale. This gem is extremely well presented with Three Receptions and Three Bedrooms encased in generous mature gardens

Detached Bungalow
Lounge
Family room
Dining room
Modern Kitchen
Three Bedrooms (master en suite)
Family bathroom
Detached Garage
Driveway
Mature and large corner site
Enclosed rear garden with decking
Well maintained property with recently upgraded PVC guttering, fascias and downpipes
Close to all local amenities and easy access to A8 for travel in all directions

Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Entrance hall

Lovely wide and welcoming space with grey gloss laminate wood flooring. Storage cupboard. Alarm system

Lounge

w: 5.78m x l: 3.66m x h: 3.66m (w: 19' x l: 12' x h: 12')

(into Bay)

Lovely large room with Bay window. Fireplace with wooden mantle surround, cast iron effect inset and tiled hearth. Gas Fire.
Laminate wood flooring

Family Room

w: 3.86m x l: 3.39m (w: 12' 8" x l: 11' 1")

Corner wood burning stove. Light ash wood effect flooring

Kitchen

w: 4.22m x l: 3.05m (w: 13' 10" x l: 10')

Excellent range of high and low level units with matching dresser.

Contrasting wood effect laminate work surfaces.

Four ring gas hob, electric under oven and canopy extractor over. Capel under mounted sink with stainless steel mixer taps.

Integrated dishwasher.

Space for utilities

arch to :

Dining

w: 3.28m x l: 2.96m (w: 10' 9" x l: 9' 9")

Double glazed mahogany french doors from hallway and PVC french doors opposite to rear garden and decking area.

Grey gloss laminate wood flooring

Master bedroom

w: 3.28m x l: 2.28m (w: 10' 9" x l: 7' 6")

with built in Sliderobes. Laminate wood flooring. Outlook over rear garden

En-suite

w: 2.06m x l: 1.44m (w: 6' 9" x l: 4' 9")

Modern suite comprising low flush WC, pedestal sink. Corner shower cubicle with aquastream electric shower and quadrant glass doors. Tiled walls. Tiled flooring

Bedroom 2

w: 3.32m x l: 3.2m (w: 10' 11" x l: 10' 6")

Great size double room

Bedroom 3

w: 3.16m x l: 2.93m (w: 10' 4" x l: 9' 7")

(at widest points) Laminate wood flooring

Bathroom

w: 2.33m x l: 2.19m (w: 7' 8" x l: 7' 2")

Modern white suite comprising wall mounted WC, wall mounted sink with vanity unit, white panelled bath with Mira electric shower over. Glass shower screen. Anthracite radiator. Tiled feature walls with tiled flooring.

Garage

Detached garage with roller shutter door and PVC side door.

Ground Floor

Rear hall

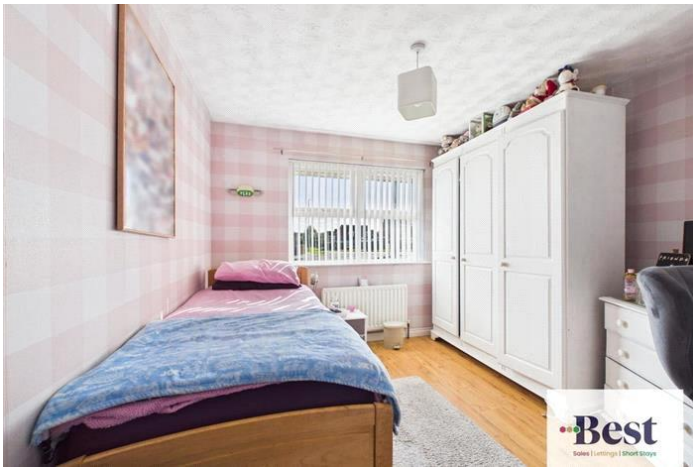
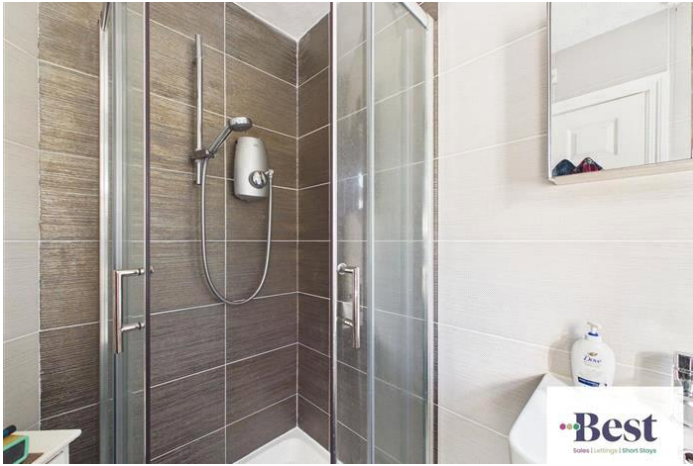
Access to bedrooms. Storage cupboard/ Hot press.

Outside

Very spacious site and great privacy with mature trees and shrubs.
Front garden laid in a well maintained lawn sweeping around this established corner site
Tarmac driveway with parking for numerous cars
Rear garden is fully enclosed with gates both sides and planting areas.
Raised deck from dining room to facilitate BBQ's and family entertaining.

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.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(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/fitments 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.