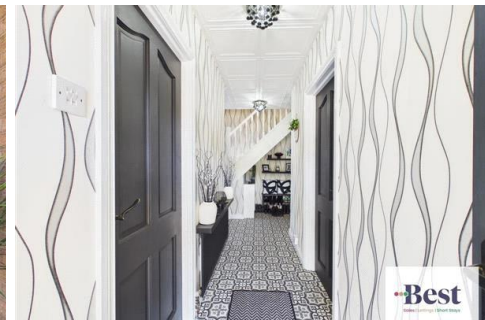
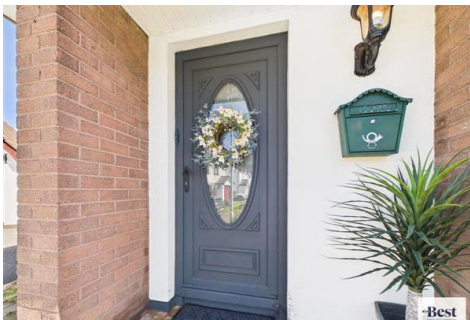




GLENBURN AVENUE, GLYNN, LARNE

OFFERS OVER £194,950

SSTC

An exceptionally well decorated Chalet Bungalow with detached garage in the popular location of Glynn. When these properties have come up recently they usually needed a lot of work -this ones ready for you to move straight into having undergone a superb upgrade in the last 2 years. Beautiful Home

Detached Chalet Bungalow
Great size Lounge
Generous Kitchen - recently updated
Downstairs WC
Ground floor 3rd Bedroom (currently presented as a dining room)
Two further bedrooms on first floor
Recently installed main bathroom
Detached Garage with storage above
Utility and store area behind
Private, fully enclosed garden to the rear
Side driveway with ample parking
Quiet cul de sac location
Priced to sell - excellent opportunity for first time buyer, family or retirement
Early viewing highly recommended

Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden
Electricity supply: Mains
Heating: LPG
Water supply: Mains
Sewerage: Mains

Ground Floor

Entrance hall

Black composite door. Inviting hallway setting the standard of decor from the off. Stairs to first floor. Tile effect flooring.

Lounge

w: 4.95m x l: 4.05m (w: 16' 3" x l: 13' 3")

Generous lounge with oak laminate wood flooring into bay. Feature fireplace with black surround, white stone mantle and fire inset. Media wall style shelving both sides and TV mounted over - great room

Kitchen/Dining

w: 4.87m x l: 3.56m (w: 16' x l: 11' 8")

Such a spacious kitchen with wrap around units. Excellent range of high and low kitchen cupboards and magnificent work top space and feature Belfast sink.

Breakfast bar ledge to one side but also ample area for dining table if you wish. Space for range cooker, American style fridge freezer and dishwasher. Tiled flooring. Door to rear garden

Bedroom 3

w: 3.47m x l: 2.98m (w: 11' 5" x l: 9' 9")

Currently presented as a dining room this is adaptable ground floor space. One of the key benefits of a chalet bungalow is this adaptable layout giving bedroom or reception space to suit your changing needs.

WC

White suite comprising low flush WC and pedestal wash hand basin

FIRST FLOOR:

Bedroom 1

w: 5.34m x l: 3.56m (w: 17' 6" x l: 11' 8")

Large double room. Bright and well decorated with access to eaves storage on both sides.

Bedroom 2

w: 3.8m x l: 2.98m (w: 12' 6" x l: 9' 9")

Another great double with walk in wardrobe storage

Bathroom

w: 2.19m x l: 2.5m (w: 7' 2" x l: 8' 2")

Recently installed bathroom. Low flush WC. Wall mounted vanity unit with ceramic bowl shape sink. Beautiful free standing bath with centre taps. Separate corner shower cubicle with thermostatically controlled shower and panelled walls. Marble effect flooring.

Outside

Garage

Detached garage with light and power and a floored attic level, accessed by loft ladder.

Behind this is a further store plumbed for washing machine and space for tumble with storage cupboards.

Garden

Private and enclosed rear garden. Deceptively spacious. Bounded by mature trees, shrubs and plants.

Pavior bricks to side and main patio area.

Access right around the property.

Only on inspection can this area be truly appreciated.

Lawn to front

Driveway with ample parking

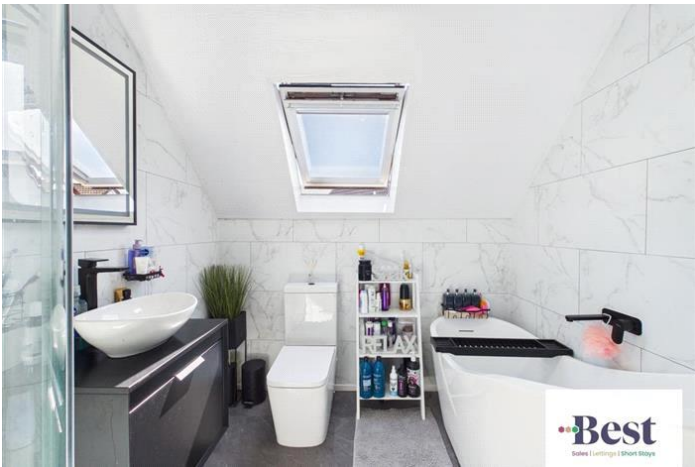
Quiet established cul de sac location

All enquiries are strictly through agent

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.



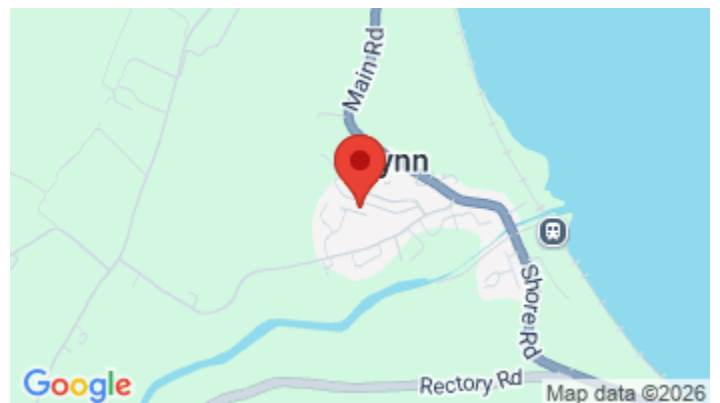






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	56	62
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

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/fittings 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.