

158 Seven Mile Straight, Muckamore, Antrim, BT41 4QY



**PRICE Offers Over
£279,950**



This is an exceptionally rare opportunity to purchase a beautifully presented, spacious three bedroom detached bungalow to include a generous kitchen with informal dining area, a detached garage and generous gardens to the front, side and rear.

Situated in a prominent rural location within easy access of the local Loanends primary school, Belfast International Airport (4 miles), Lisburn (15 miles) and Belfast City Centre (11 miles). Benefiting from views over surrounding countryside, the property is approached via a tarmac driveway and occupies a large site amidst beautifully landscaped gardens and mature hedging. Only on full internal inspection can one fully appreciate the quality of this superb family home. Early viewing strongly recommended.

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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Hardwood door with sidelights to large welcoming entrance hall
- Spacious lounge 18'1" x 13'0" (into bay) with feature electric fireplace and views towards surrounding countryside
- Kitchen with range of solid oak style units with complimentary work surfaces
- Space for cooker, washing machine and integrated low level fridge
- Separate dining room 15'5" x 12'8"
- Three well proportioned bedrooms
- Four peice family bathroom to include a panel bath and enclosed shower
- Double glazed windows / Oil-fired central heating / Detached garage with power and lighting
- Spacious site with gardens to the front side and rear / Substantial parking
- Superb opportunity for a wide range of discerning purchasers

ACCOMMODATION

ENTRANCE HALL

Hardwood door with sidelights to large and welcoming entrance hall. Single radiator.

LIVING ROOM

18'1" x 13'0" (5.515 x 3.965)

(Into Bay) Feature electric fire with flu in place featuring a granite hearth, splashback and decorative mahogany surround. Views over the surrounding countryside. Two double radiators.

KITCHEN WITH INFORMAL DINING AREA

15'5" x 12'8" (4.703 x 3.863)

Full range of solid oak high and low level kitchen units with complimentary work surfaces and splashback tiling. One and one quarter bowl stainless steel sink units with mixer tap. Space for cooker with concealed overhead extractor fan. Integrated low level fridge. Space for washing machine. Fully tiled floor. Double radiator. Hardwood door with sidelights to side.

DINING ROOM

12'0" x 10'11" (3.683 x 3.349)

Glazed double door with sidelights to dining room. Suitable as additional bedroom. Single radiator.

REAR HALL

Access to loft.

BEDROOM 1

12'2" x 11'0" (3.715 x 3.358)

Views over the surrounding countryside. Single radiator,

BEDROOM 2

12'10" x 11'0" (at max) (3.930 x 3.372 (at max))

Single radiator.

BEDROOM 3

12'10" x 10'1" (3.921 x 3.090)

Single radiator.

BATHROOM

11'0" x 8'6" (3.354 x 2.600)

Four piece suite comprising a wood panel bath with brass 'Victorian' style mixer with shower attachment. and an enclosed shower with 'Redring' electric shower, fully tiled splashback and partially glazed door. Pedestal wash hand basin with stainless steel taps. Low flush WC. Partially tiled walls. 'Amtica' flooring. Single radiator.

DETACHED GARAGE

18'10" x 11'7" (5.742 x 3.538)

Up and over door. Power and lighting. Service door to the side.

OUTSIDE

Asphalt drive with space for 5+ cars. Miz of neat lawns

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

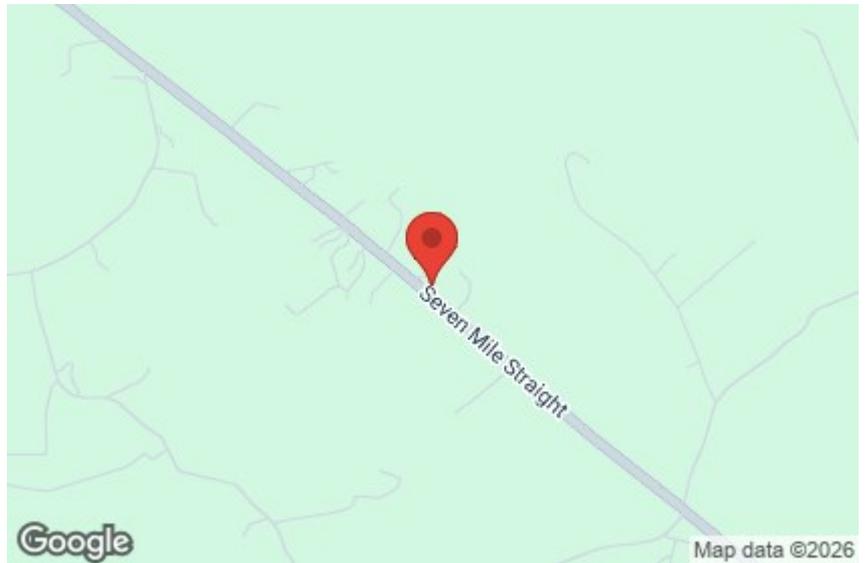
Please note, none of the services or appliances have been tested at this property.

Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland	EU Directive 2002/91/EC		



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