



3 THE ASHES OFFERS OVER £275,000

Very well presented Detached house on a generous plot, located in a central position in Islandmagee. Tucked into a private mature cul de sac yet only minutes from all local amenities. Bus Stops, schools access, shops and community events are right on your doorstep. Early viewing strongly recommended

Detached House
Modern Kitchen
Two receptions
Three bedrooms
(was originally four and could easily be re configured again)
Master is ensuite
Family Bathroom
Downstairs WC
Utility Room
Integral garage
Very generous plot with large enclosed rear garden
Private yet easily accessible
Adaptable accommodation that would suit the needs of many buyers

Electricity supply: Mains
Heating: Oil
Water supply: Mains

Ground Floor

Entrance hall

Tiled flooring. Stairs to first floor.

Lounge

A good size room with real wood floor and a feature fireplace.

Kitchen/Dining

A modern and very well laid out kitchen with white gloss doors, contrasting walnut units and copper/ metallic tone work surfaces.

Lots of storage and attention to detail in this space with clever under stairs bank units also.

Multiple pot drawers, built in appliances, Wine cooler, ample seating area simply a great central hub

Utility

space for utility room leading to

WC

White suite with all mounted vanity sink unit. Tiled walls and tiled flooring.

Family Room

Leading off the kitchen there is a good size family room open plan to

Sun room

Beautiful vaulted sun room adding so much accommodation and entertaining space with doors leading to an extensive and mature rear garden.

FIRST FLOOR:

Master bedroom

A very good size room.

Walk in Wardrobe

Originally Bedroom 4, the current owners have knocked through to create a walk in wardrobe.
If a 4th bedroom is on your must have list, then this is easily achievable again.

En-suite

White suite comprising low flush WC, wall mounted sink, corner shower unit with sliding glass doors and electric shower. Tiled floors. Tiled walls.

Bedroom 2

a good size double with built in storage

Bedroom 3

a good size double with built in storage

Bathroom

An attractive modern bathroom with white suite comprising low flush WC, wall mounted vanity sink, large feature roll top bath, separate shower cubicle with glass screen and thermostatically controlled shower. Chrome towel rad. tiled walls. Tiled flooring

Integral Garage

Large adaptable space which the current owners have sub divided to provide garden / games room style use while still combining garage storage.

Outside

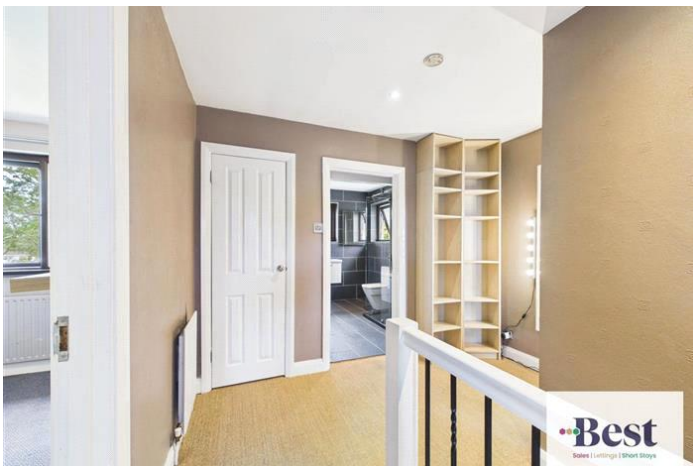
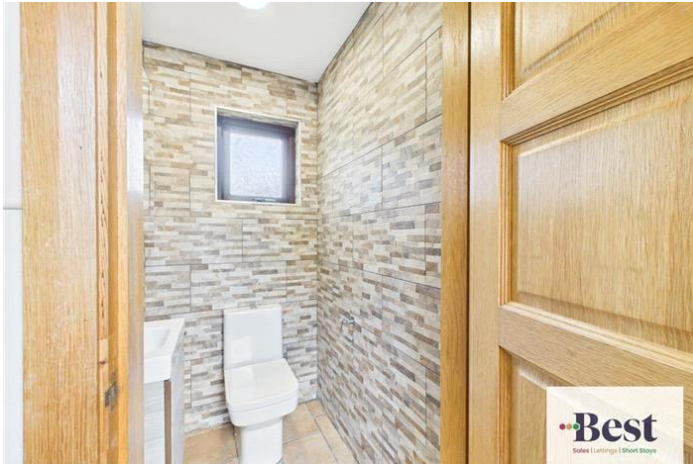
This house is situated in the bottom corner of a cul de sac and as such benefits from a very generous area.

The front garden is laid in lawn with a tarmac driveway.


Large lawn areas surround the rest of the property giving very generous rear and side gardens.

Paved patio provides sun trap to sit/ relax / entertain.
A mature, private and extensive plot that can only be fully appreciated upon viewing.

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		
(39-54) E		
(21-38) F	36	43
(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.