



25 Wyncairn Park, Larne, BT40 2DZ

- Renovated, Detached Bungalow
- Lounge; Open Fire
- Conservatory Extension
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Deluxe Shower Room
- Private Driveway; Garage
- Elevated Bay Views

Offers Over **£179,950**

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor to porch area. Access to partially floored via slingsby style ladder. Access to hot press. Glass panelled doors leading to lounge and kitchen.

LOUNGE 15'0" x 10'11"

Open fire in cast iron fireplace with granite hearth and contrasting stone surround. Picture window to front elevation.

KITCHEN 11'5" x 9'3"

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Stainless steel sink unit with draining bay. Elevated bay view, towards Larne Lough and the North Channel. Integrated, touch screen ceramic hob with extractor hood over. Integrated oven and fridge freezer. Space and plumbed for dishwasher. Integrated washing machine. Glass splashback and panelling to walls. PVC double glazed door leading to:



CONSERVATORY 9'6" x 9'2"

In PVC double glazed frame with matching French doors to rear garden. Elevated bay view, towards Larne Lough and the North Channel.

BEDROOM 1 12'11" x 10'11"

Fitted wardrobes in mirror panelled sliding doors.

BEDROOM 2 12'0" x 11'5"

Fitted wardrobes in panelled and mirror panelled sliding doors. Elevated bay view, towards Larne Lough and the North Channel.

BEDROOM 3 8'2" x 7'5"

Built in wardrobe/store. Elevated bay view, towards Larne Lough and the North Channel.

DELUXE SHOWER ROOM

Contemporary, white, three piece comprising oversized shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Part panelling to walls.

EXTERNAL

Double gates leading to generous sized private driveway, finished in asphalt.

Front garden finished in lawn and range of plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden, finished in lawn, patio area, decorative stone and range of shrubs.

Elevated bay view, towards Larne Lough and the North Channel.

Oil tank.

MATCHING DETACHED GARAGE 18'10" x 9'10"

Power operated, PVC coated roller shutter door. Separate PVC double glazed to rear garden. Power, light and oil fired central heating boiler.

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.





Renovated, detached bungalow with conservatory extension and garage, enjoying elevated bay views, towards Larne Lough and the North Channel, located within the well sought after Wyncairn area, Upper Cairncastle Road, Larne. The property comprises entrance hall, lounge with open fire, kitchen with informal dining area, conservatory, three well proportioned bedrooms with fitted/built in storage, and deluxe shower room, with white three piece suite. Externally, the property enjoys generous sized private driveway area finished in asphalt, matching detached garage, and gardens front and rear. Other attributes include oil heating, PVC double glazing and convenient location. Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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