

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	<b>67</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



15 Meadowbrook, Islandmagee

Offers in the region of:  
**£177,500**

 **Reeds Rains**

reedsrains.co.uk

## 15 Meadowbrook, Islandmagee

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### Description

Attractive detached chalet bungalow situated on an excellent corner site. The property offers ideal family accommodation consisting of spacious lounge/dining area, fitted kitchen, ground floor bedroom and bathroom, two first floor bedrooms and a shower room. Benefiting from an oil fired central heating system and double glazed windows. Externally there are good parking facilities and large front garden. Positioned within a small cul-de-sac an internal viewing can be scheduled through Reeds Rains on 02893 351727.

### Entrance Hall

Tiled floor. Understair storage.

### Lounge/Dining Area

25'2" x 14' (7.67m x 4.27m)

Feature stove with tiled hearth. Double glazed sliding patio door to rear.

### Kitchen

12'8" x 10'8" (3.86m x 3.25m)

Excellent range of fitted high and low level units. Built in hob and oven. One and a half bowl sink unit with mixer tap. Canopy with extractor fan. Display cabinet. Tiled floor.

### Bedroom 1

12'1" x 10'6" (3.68m x 3.2m)

### Bathroom

White suite comprising panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor.

### First Floor Landing

### Bedroom 2

13' x 12'4" (3.96m x 3.76m)

Velux double glazed window.

### Bedroom 3

14' x 13' (4.27m x 3.96m)

Velux double glazed window.

### Shower Room

Shower cubicle with Aqualisa electric shower, pedestal wash hand basin and low flush wc.

### Front Garden

Large front garden laid in lawn.

### Rear & Side Garden

Low maintenance paved rear garden. Side garden laid in lawn.

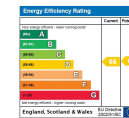
### Driveway

Ample driveway parking for several vehicles.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch.