



## 81 Low Road, Islandmagee, Larne, BT40 3RD

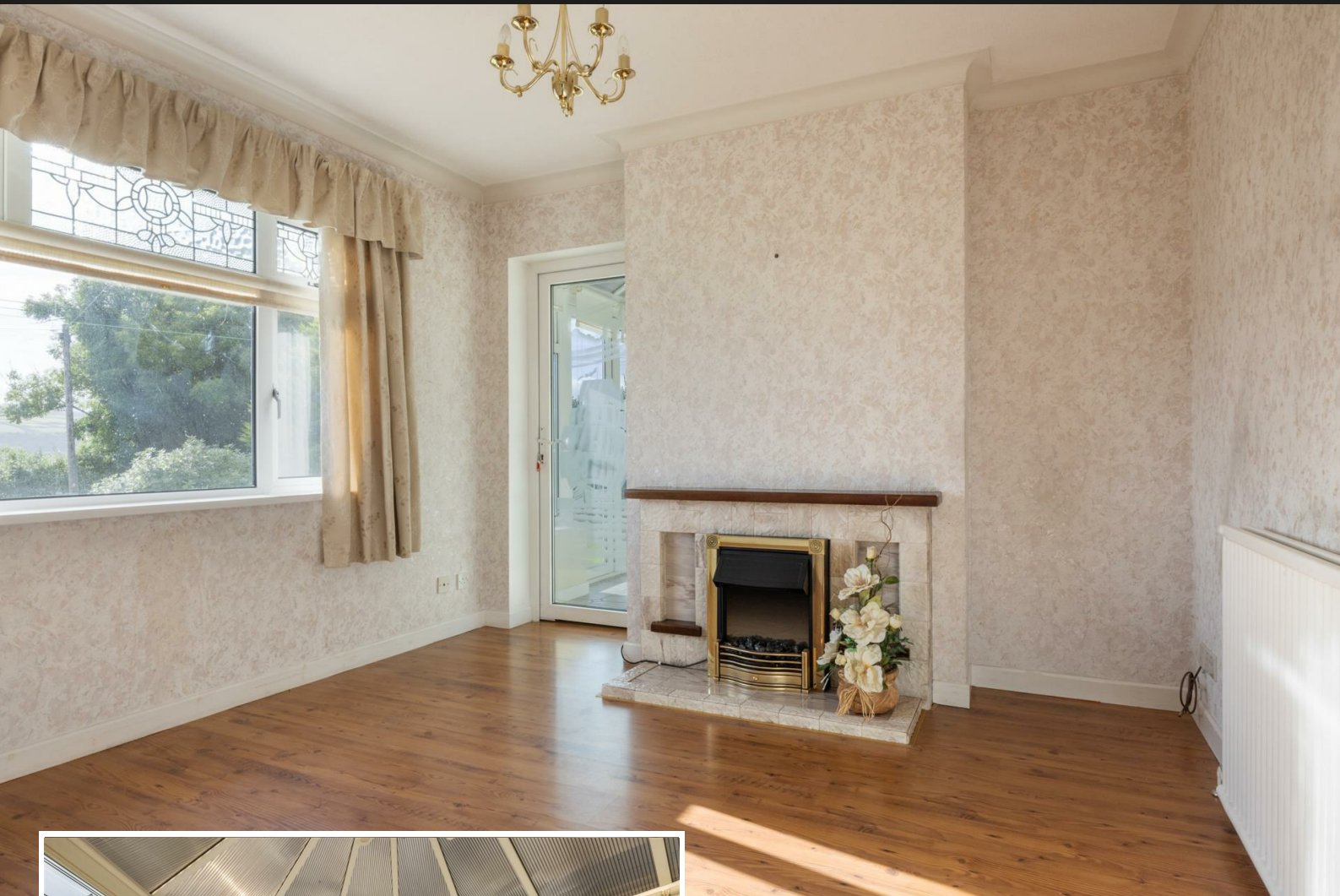
- Detached Home
- Lounge; Separate Family Room
- Kitchen; Pantry
- Oil Heating; PVC Double Glazing
- Mature Gardens; Separate Paddock
- Three Well-Proportioned Bedrooms
- Conservatory
- Bathroom; Four Piece Suite
- Private Driveway; Twin Garages
- Stunning, Elevated Bay Views

Offers Over **£275,000**

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door with matching side screens and fanlight over. Tiled floor. Glass panelled door with matching side screens and fanlight over, leading to:

#### ENTRANCE HALL

Tiled floor. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 12'11" x 11'5"

Dual aspect windows with bay views. Open fire in tiled fireplace.

#### FAMILY ROOM 11'5" x 11'4"

Open fire in tiled fireplace. Bay views. Wood laminate floor covering. PVC double glazed French door leading to:

#### CONSERVATORY 12'0" x 11'3" (wps)

PVC double glazed frame with matching French doors to garden. Bay views. Tiled floor.



### **KITCHEN 11'3" x 8'7" (wps)**

Fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel sink unit with draining bay. Integrated, ceramic hob with extractor hood over. Integrated oven and microwave oven. Plumbed and space for washing machine. Glass fronted dresser unit. Tiled walls. Tiled floor. Access to walk in pantry with tiled floor. PVC double glazed door to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Feature window to half landing. Access to roof space.

#### **BEDROOM 1 12'11" x 11'6"**

Dual aspect windows with elevated bay views.

#### **BEDROOM 2 11'5" x 10'0" (wps)**

Dual aspect windows with elevated bay views. Built in wardrobe.

#### **BEDROOM 3 9'6" x 7'8"**

Elevated bay views. Fitted wardrobe and storage. Exposed tongue and groove timber flooring.

#### **BATHROOM**

Four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully tiled walls. Access to shelved hot press. Timber flooring.

#### **EXTERNAL**

Double gates leading to generous sized, private driveway and yard area, all finished in concrete.

Car port.

Gardens to front and side finished in lawn and wide array mature plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

PVC oil storage tank.

Outside store.

Outside WC.

Oil fired central heating boiler.

Enclosed paddock to rear, finished in grass.

#### **MATCHING DETACHED GARAGE 15'10" x 9'11"**

Up and over door. Separate service door. Power and light.

#### **SECOND DETACHED GARAGE 22'0" x 15'0"**

PVC coated, roller, shutter door. Separate, timber service door. Power and light.

### **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.





**Well presented, three bedroom / two reception, detached home, with twin garages, paddock and generous gardens, all occupying an elevated site with stunning bay views, situated on Low Road, Islandmagee.**

**The property comprises entrance porch, entrance hall, lounge, family room, conservatory, kitchen, pantry, three well proportioned bedrooms, and bathroom with four piece suite.**

**Externally, the property enjoys private driveway, concrete yard area, twin garages, car port, paddock, and gardens finished in lawn and wide array of mature plants, trees and shrubbery.**

**Other attributes include oil heating and PVC double glazing.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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