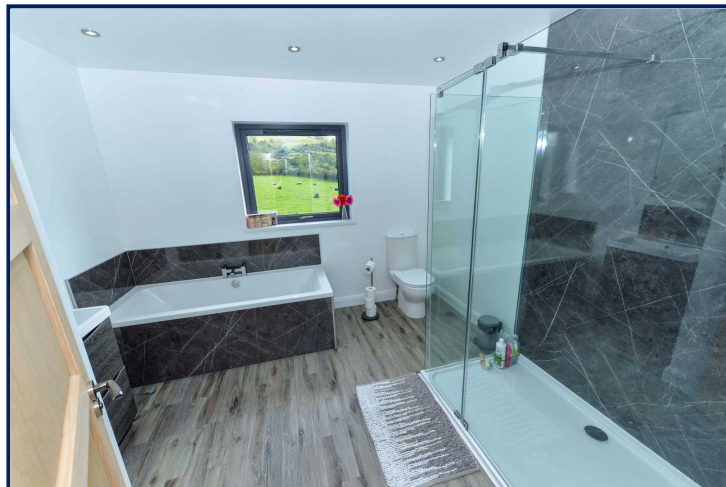


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



7 Port Road, Islandmagee, BT40 3SN

Offers in the region of: £479,950

 **Reeds Rains**

reedsrains.co.uk

7 Port Road, Islandmagee

Description

This recently constructed detached home of just under 3000 sq. ft. blends luxurious modern amenities with timeless elegance offering a perfect sanctuary for contemporary living. The expansive accommodation offers a large open plan kitchen/dining and lounge area which is most definitely the heart of the home and an ideal space for family and entertaining. In addition there is a spacious utility room, ground floor fourth bedroom or additional reception room. The first floor offers a four piece family bathroom, three well proportioned bedrooms - master bedroom boasting an en-suite shower room and walk in dressing room. Designed with energy efficiency in mind the property benefits from an oil fired central heating system with under floor heating on the ground floor, triple glazed windows, CCTV security cameras and alarm system. Approached via a sweeping driveway with attached double garage and situated on an extensive site extending to approximately 0.7 acres with superb uninterrupted views over surrounding countryside. Port Road is a prime location with the added advantage of being just a short drive to Whitehead and walking distance to Ballycarry train station and local Vivo store. An internal viewing is sure to impress and can be scheduled through Reeds Rains on 02893 351727.

Reception Hall

Porcelain tiled floor. Open tred staircase to first floor with glass. Walk in storage area with porcelain tiled flooring.

Cloakroom/WC

WC and vanity unit. Porcelain tiled floor.

Open plan Lounge/Kitchen & Dining Area

36'7" x 30'5" (11.15m x 9.27m)

Lounge area with multi burning stove.

Porcelain tiled floor.

Kitchen comprising contemporary range of fitted high and low level units. Sink unit with mixer tap. Built in double eye level oven. Integrated dishwasher. Extractor fan.

Spotlights. Porcelain tiled floor. Aluclad lift and glide triple glazed sliding patio door to rear garden.

Spotlights. Porcelain tiled floor. Aluclad lift and glide triple glazed sliding patio door to rear garden.

Bedroom 4

16'1" x 15'8" (4.9m x 4.78m)

Porcelain tiled floor. Wired for internet and aerial sockets.

First Floor Gallery Landing

Exceptional views over surrounding countryside.

Master Bedroom

20'2" x 15'7" (6.15m x 4.75m)

Walk in dressing room with shelving and light. Wired for internet and aerial sockets.

En-Suite Shower Room

Modern white suite comprising walk in shower area with PVC wall panelling and wall mounted rain head shower and shower attachment. Vanity unit and low flush wc. Luxury vinyl tile flooring.

Bedroom 2

15'8" x 15'2" (4.78m x 4.62m)

Wired for internet and aerial sockets.

Bedroom 3

16'6" x 14'8" (5.03m x 4.47m)

Wired for internet and aerial sockets.

Bathroom

Luxurious four piece bathroom suite comprising tiled bath, walk in double shower with rain head shower and shower attachment, vanity unit and low flush wc. Built in hotpress. Luxury vinyl tiled flooring. Views over surrounding countryside.

Double Integral Garage

21'8" x 14'8" (6.6m x 4.47m)

Remote control roller door. Light and power. Storage area above. Sink unit.

Gardens

Situated on an extensive site extending to approximately 0.7 acres laid in lawns with paved patio area to the rear. Large tarmac sweeping driveway.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

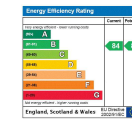
All Measurements are Approximate.

Laser Tape Clause

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

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

