

## 2 Donaghys Lane, Larne, BT40 2SU



**PRICE Offers Over £259,950**

*Perfectly situated on a prime private corner site extending to circa 0.3 acre. This superb extended and converted detached bungalow enjoys the perfect blend of comfort, space and style. Recently modernised by the present Vendors this property enjoys a well planned living layout comprising a magnificent open plan kitchen with living/ dining layout incorporating a luxury contemporary kitchen, spacious master bedroom with adjoining first floor dressing room, 3 bedrooms and luxury 4 piece family bathroom.*

*Externally there are a number of enclosed entertaining spaces including barbeque area with outside cabin/ summer house and feature raised decked area perfect for the afternoon sun. A detached garage with adjoining workshop that is suitable for a variety of uses gym/ home office etc and secure parking for a variety of vehicles.*

*In summary this is a perfect purchase for the buyer searching for a home in a popular convenient location on an extensive site with a turn key style finish. An early viewing is recommended.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
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Ballyclare  
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Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

- **Superb Extended And Converted Detached Bungalow**
  - **3 Bedrooms**
    - **Open Plan Living/ Kitchen/ Dining Layout**
      - **Luxury Contemporary Fitted Kitchen**
        - **Luxury 4 Piece Family Bathroom**
  - **Master Bedrooms With Fitted Staircase To Adjoining Dressing Room**
    - **Extensive Private Site Extending To Circa 0.3 Acre**
  - **Detached Garage Plus Adjacent Workshop/ Games Room**
    - **Outside Barbeque Area/ Covered Entertaining Space**
  - **PVC Double Glazed Windows/ Oil Fired Central Heating**







## ACCOMMODATION

### GROUND FLOOR

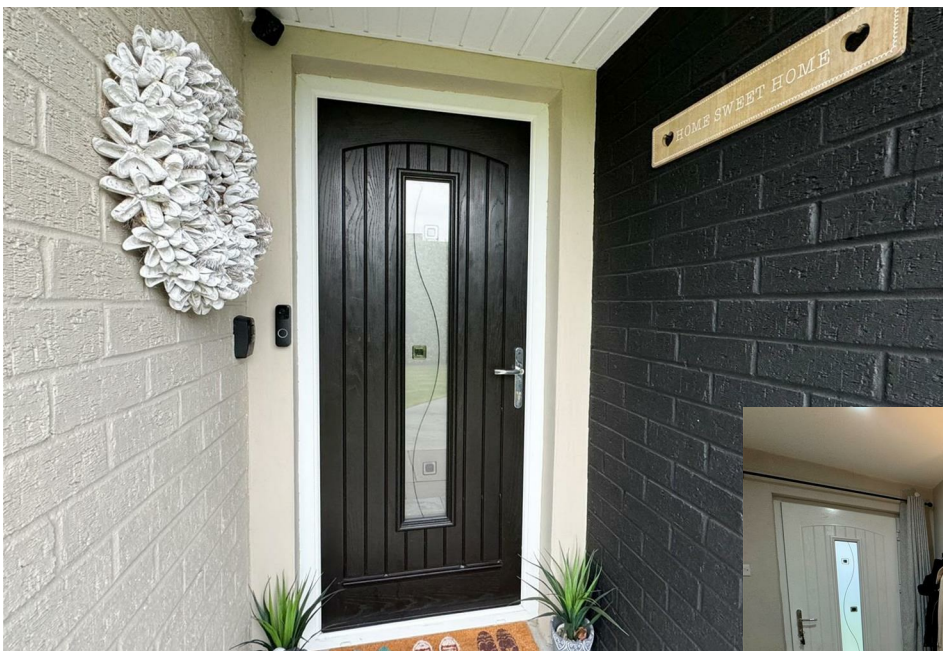
#### OPEN COVERED ENTRANCE PORCH

Composite front door into:-

#### WELL PRESENTED SPACIOUS ENTRANCE HALL

Quality white wash effect laminate flooring extending into open plan kitchen/ living/ dining area.

#### WALK IN CLOAKROOM





## OPEN PLAN KITCHEN/ LIVING/ DINING AREA 22'4" x 16'12"

At max. Luxury contemporary kitchen equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Colour coded single drainer sink unit with monobloc mixer tap. Integrated Neff under oven with Beko halogen hob and concealed overhead extractor fan. Fixed housing for freestanding American style fridge freezer. Integrated dishwasher. Fixed centre island with fitted storage and breakfast bar style return for casual dining. Fitted wall to wall shaker units. Recessed low voltage lighting. Living Area with feature accent wall with fitted recessed modern electric fire, 4 alcove display shelves and space for wall mounted TV. Twin matching PVC double glazed sliding doors with fixed full height. Side screen to courtyard and covered outside areas.





## FURNISHED CLOAKROOM

Comprising wash hand basin and button flush w.c.

## BEDROOM 2 13'11" x 12'3"

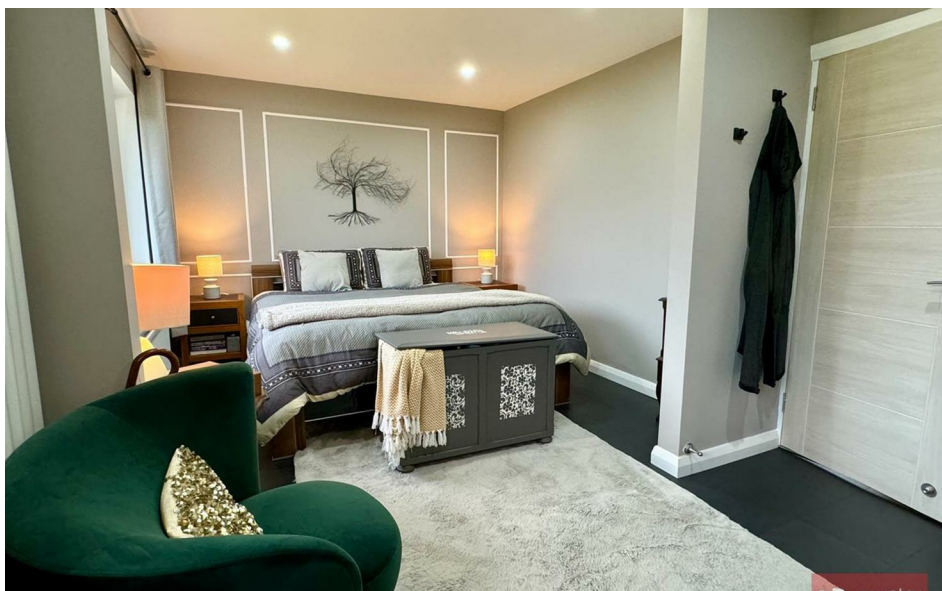
Presently used as home office.

## BEDROOM 3 10'7" x 10'1"



## BEDROOM 1 18'1" x 10'3"

At max. Dual window aspect. Fixed staircase with glass panelling leading to:-





## FIRST FLOOR DRESSING ROOM 23'8" x 11'9"

At max. Recessed sensor lighting. Access through to floored loft. Excellent storage facility.



## LUXURY 4 PIECE FAMILY BATHROOM

Comprising modern glass vanity unit with monobloc tap, button flush w.c. and panelled bath with shower attachment plus shower enclosure with full height glass side screen. Tiled floor.



## OUTSIDE

Driveway to side leading to private parking area. Perfect for a variety of vehicles. Power supply left for electric sockets.



## **DETACHED GARAGE 17'9" x 17'6"**

Electric roller shutter door.

## **ADJOINING WORKSHOP 17'6" x 10'9"**

Perfect for a variety of uses, home office/ gyms etc. Access through to store with oil fired boiler 11'0" X 6'0"

Extensive mature site extending to circa 0.3 acre laid in neat well tended lawn stocked with a variety of mature shrubs and plants, feature raised decked area with screening, covered barbeque area and outside covered entertaining space.

## **CABIN/ SUMMER HOUSE**


Perfect for family parties through to:-

## **UTILITY/ STORE ROOM 8'3" x 7'9"**

Plumbed for washing machine.

Enclosed courtyard paved area to rear and side. Access to garage and workshop.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		65
(55-68) <b>D</b>	45	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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