



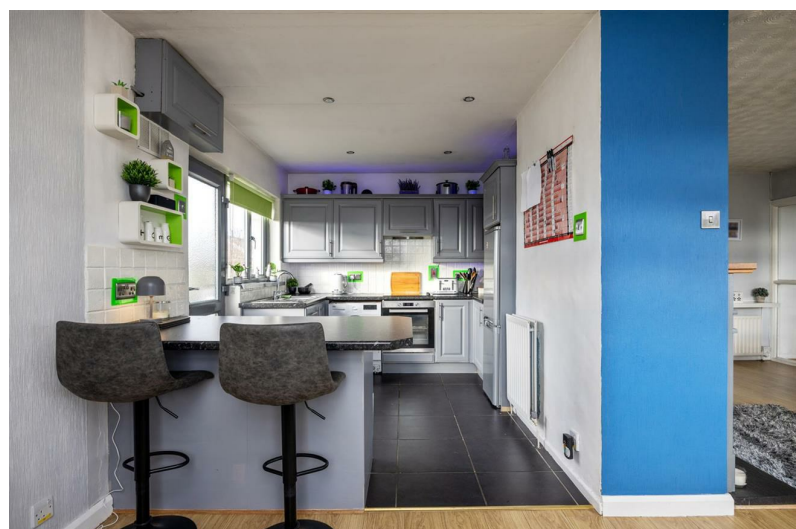
SALE AGREED

## 4 Wyncairn Park, Larne, BT40 2DZ

- Detached Bungalow
- Lounge; Focal Point Fireplace
- Bathroom
- Private Driveway; Garage
- Bay Views
- Three Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Convenient, Well Sought After Development

Offers Over £159,950

EPC Rating E







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC, double glazed front door with matching side screen. Wood laminate floor covering. Glass panelled door with matching side screen, leading to:

#### LOUNGE 18'3" x 10'8"

Focal point fireplace. Picture window to front elevation with bay views. Wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 18'3" x 9'4" (wps)**

Fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor to kitchen area. Wood laminate floor covering to dining area. PVC, double glazed door to side and rear gardens.

## **REAR HALL**

Wood laminate floor covering. Access to shelved hot press. Access to roof space.

## **BEDROOM 1 11'5" x 10'11"**

Wood laminate floor covering.

## **BEDROOM 2 10'11" x 8'8"**

## **BEDROOM 3 8'3" x 7'0"**

Built in wardrobe.

## **BATHROOM**

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and folding shower screen over bath. Towel radiator. Fully tiled walls.

## **EXTERNAL**

Generous sized, private driveway area, finished in concrete. Front garden, finished in lawn, decorative stone and range of plants, trees and shrubbery.

Tiled entrance porch.

External lighting.

PVC fascia.

Fully enclosed rear garden, finished in lawn, decorative stone and patio areas.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

## **GARAGE 16'11" x 8'4"**

PVC coated, roller, shutter door. Separate 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, detached bungalow with garage and 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 focal point fireplace, kitchen with informal dining area, three well proportioned bedrooms, and bathroom, with three piece suite.**

**Externally, the property enjoys private driveway area, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>48</b>	
(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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