

## DUNBOYNE AVENUE, LARNE

### £250,000

**SSTC**

And now for something different ! What function would you want each room to be ? This is an extremely deceptive Split level bungalow with adaptable accommodation and fabulous unexpected sea views. Ready for modernisation this should appeal to a wide variety of purchasers. Book early to view.

Detached Split Level Bungalow  
Entrance Porch  
Living room with Sea views  
Large Kitchen again with sea views  
Utility  
Two further reception rooms  
Four Bedrooms  
Bathroom  
Shower Room  
Double garage and storage  
Close to Schools, Town Centre and easy commute to Belfast.  
Tiered garden to rear  
Lots of garden and parking space to front  
Quiet Cul de sac location  
Must be viewed to truly appreciate the sq ft on offer

Parking options: Driveway, Garage, Off Street  
Garden details: Front Garden, Rear Garden  
Electricity supply: Mains  
Heating: Oil

#### **Entrance hall**

w: 1.83m x l: 0.92m (w: 6' x l: 3' )  
Porch area

#### **Lounge**

w: 6.26m x l: 4.54m (w: 20' 6" x l: 14' 11")

Lovely space with a floor to ceiling window giving outstanding views over Larne Town, Harbour and across the Irish Sea towards Scotland

#### **Kitchen/diner**

w: 5.75m x l: 4.55m (w: 18' 10" x l: 14' 11")

Great Space. Good range of units and worktop space. Equally outstanding views. Large Dining Space. Fab area for family and / or entertaining.

#### **Utility**

w: 4.1m x l: 1.84m (w: 13' 5" x l: 6' )

Tiled flooring, stainless steel sink, door to rear garden, space for washing machine and dryer.

#### **Living room**

w: 4.44m x l: 4.13m (w: 14' 7" x l: 13' 7")

Patio Door to rear garden

#### **Family**

w: 4.09m x l: 3.65m (w: 13' 5" x l: 12' )

or could be used as another bedroom

#### **Shower**

w: 4.09m x l: 1.88m (w: 13' 5" x l: 6' 2")

Walk in wet room with WC, Sink and shower space

#### **Bedroom 1**

w: 4.88m x l: 3.04m (w: 16' x l: 10' )

#### **Bedroom 2**

w: 4.6m x l: 3.64m (w: 15' 1" x l: 11' 11")

#### **Bathroom**

w: 2.74m x l: 2.29m (w: 9' x l: 7' 6")

#### **Bedroom 3**

w: 3.8m x l: 3.8m (w: 12' 6" x l: 12' 6")

#### **Bedroom 4**

w: 3.6m x l: 3.03m (w: 11' 10" x l: 9' 11")

again adaptable space - bedroom / family / study

#### **Garage**

w: 6.2m x l: 6m (w: 20' 4" x l: 19' 8")

Internal stairs lead to a Double garage with two storage rooms, and electric shutters. This can also be accessed from Driveway.  
Excellent area suitable for many purposes

#### **Outside**

Rear Garden is very private. Tiered and laid in concrete/ paving/ planting. Very deceptive in area.

Front Garden - large lawn areas to both sides and ample parking. Tarmac driveway.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.



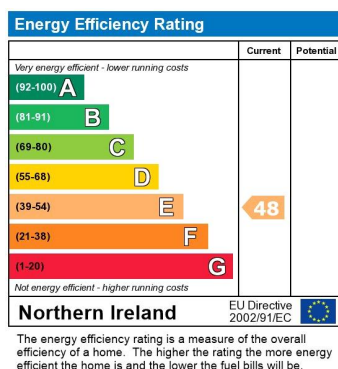












Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.