COLIN GRAHAM RESIDENTIAL

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10 Carmavy Lane, Muckamore, Antrim, BT41 4QX

- Detached Cottage Style Chalet Bungalow
- Two+ Reception Rooms
- Deluxe Bathroom; Separate Shower Room
- Underfloor Heating (Ground Floor Only)
- Generous Sized Gardens; c.0.8 Acre Site
- Five Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Private Driveway Area In Tarmac
- Stunning Rural Views; Immaculately Presented

Offers Over £325,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door. Slate tile floor. Dual aspect windows. Glass panelled door and matching side screen leading to:

ENTRANCE HALL

Stairwell leading to gallery style landing. Chinese slate tile floor. Pine panelled internal doors with matching moulded skirting and architrave. Glass panelled French doors leading to:

LOUNGE 15'7" x 14'0"

Dual aspect windows enjoying rural views. Solid oak flooring. Glass fronted, wall recessed, wood burning stove with polished granite hearth. Open arch leading into:

KITCHEN THROUGH DINING ROOM 29'0" x 14'2"

Modern fitted French oak kitchen with range of high and low level storage units and contrasting solid granite work surface. Matching dresser style unit. Ceramic Belfast style sink unit. Space for range style oven with integrated extractor hood over. Plumbed for gas. Integrated fridge and dishwasher. Integrated plate rack. Splash back tiling to walls. Dual aspect windows with picture window to dining area enjoying stunning rural views.







SUN LOUNGE 14'9" x 12'7"

Open fire in inglenook style fireplace with rustic brick chimney, oak mantle and slate tiled hearth. Chinese slate tile flooring. Dual aspect windows and matching PVC double glazed French doors leading to rear garden. Stunning rural views. Vaulted ceiling with feature sleeper style beams.

UTILITY ROOM 7'4" x 4'11"

Range of high level and larder style fitted storage units and contrasting granite effect melamine work surface. Plumbed for automatic washing machine. Space for tumble dryer. Chinese slate tile floor. PVC double glazed rear door.

PRINCIPAL BEDROOM 15'5" x 13'9"

Dual aspect windows enjoying rural views. Quality wood laminate floor covering.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

White three piece suite comprising oversized shower enclosure with drench shower head and drying area, vanity unit with circular wash hand basin and WC.

BEDROOM 2 11'2" x 10'2"

Twin windows to front elevation. Quality wood laminate floor covering.

BEDROOM 3 10'2" x 7'1"

Quality wood laminate floor covering.

DELUXE BATHROOM

White three piece suite comprising free standing claw foot bath with mixer taps and telephone handle shower attachment, pedestal wash hand basin and high level flush WC. Chinese slate tile flooring.

FIRST FLOOR

GALLERY STYLE LANDING

Informal living/study area to first floor landing. Access to shelved hot press (pressurised system). Access to under eaves storage.

BEDROOM 4 15'10" x 15'3"

Quality wood laminate floor covering.

BEDROOM 5 15'7" x 15'3"

Quality wood laminate floor covering. Access to under eaves storage.

SHOWER ROOM

White three piece suite comprising panelled quadrant shower, pedestal wash hand basin and WC. Electric shower unit. Tile effect lino floor covering.

EXTERNAL

Right of way over private lane leading to twin entrance pillars and gate.
Generous sized private driveway area finished in tarmac.
Gardens front, side and rear finished in lawn, brick pavior patio area, and range of vegetable patches.
Timber shed with light.
PVC soffits, fascia and rainwater goods.
PVC oil storage tank.
Oil fired central heating boiler.
External lighting.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

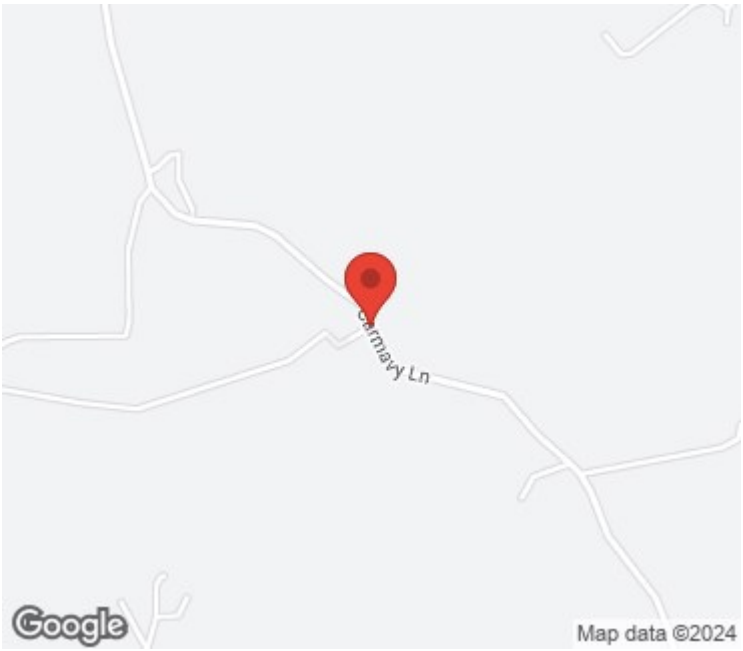
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

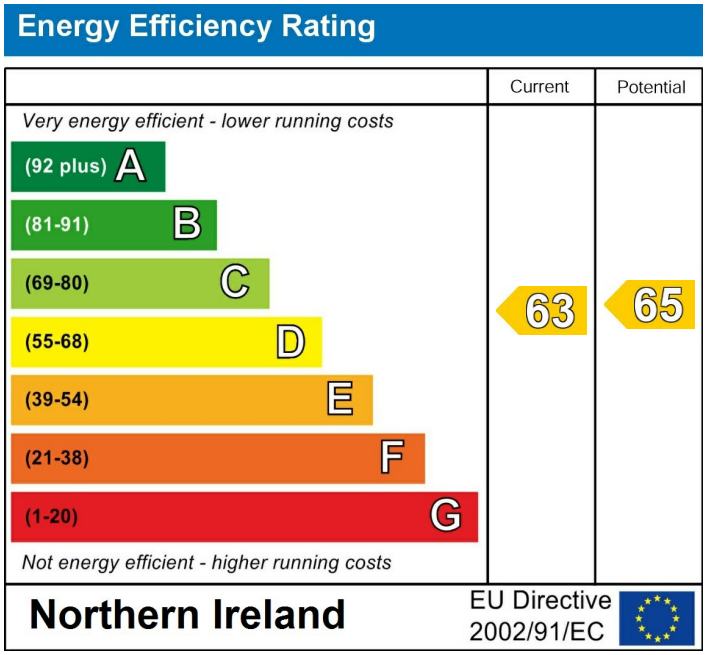






Immaculately presented, five bedroom / two+ reception, cottage style detached chalet bungalow occupying a mature site extending to c.0.8 of an acre with stunning rural views, located off Carmavy Lane, Muckamore, Antrim. The property comprises entrance porch, entrance hall with vaulted ceiling and stairwell leading to gallery style landing, lounge with wall recessed wood burning stove and open arch leading into kitchen through dining room, sun lounge with open fire in inglenook style fireplace, separate utility room, five well proportioned bedrooms, to include principal bedroom with deluxe fully tiled en suite shower room, deluxe family bathroom with white three piece suite and separate shower room with three piece suite. Externally the property enjoys private driveway area finished in tarmac and generous sized gardens front, side and rear finished in lawn, brick pavior patio area, timber shed and range of vegetable patches. Other attributes include oil fired central heating, (underfloor heating to ground floor level) and PVC double glazing. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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