COLIN GRAHAM RESIDENTIAL

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2 Curragh Hill, Carnlough, BT44 0JB

- Spacious, Detached Family Home
- Three+ Separate Reception Rooms
- Ground Floor Family Bathroom
- Utility Room; Back Boiler Link Up System
- Landscaped Gardens; Rural Views
- Five Bedrooms; Each With Own En Suite
- Kitchen Through Dining Room
- Oil Heating; Double Glazing
- Generous Sized Driveway; Attached Shed
- Village Setting; Close Proximity To Amenities

Offers Over £325,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching double glazed side screens and matching arched fan light over. Tiled floor. Stairwell leading to first floor. Access to built in store.

LOUNGE 18'1" x 12'8"

Open fire in cast iron fireplace with marble surround and contrasting marble hearth. Wood strip flooring. Dual aspect windows. Access into:

KITCHEN THROUGH DINING ROOM 24'3" x 12'4" (into bay)

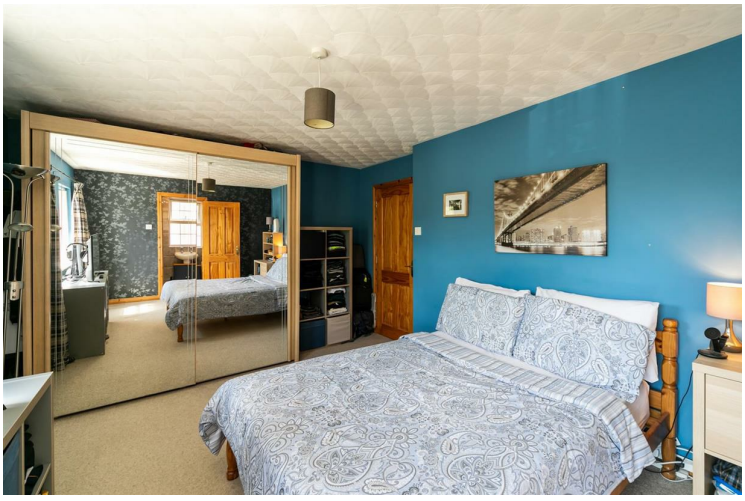
Modern fitted kitchen with range of high and low level storage units and granite effect melamine work surface. Matching upstands. Stainless steel 1.5 bowl sink unit with draining bay. Space for range oven with gas hob. Extractor canopy over hob. Integrated fridge freezer. Plumbed for dishwasher. Breakfast bar island with contrasting, low level storage cupboards, granite effect melamine work surface and power points inset. Integrated wine rack, glass fronted display cabinets and French dresser. Feature bay to side elevation with PVC double glazed French doors and twin PVC double glazed windows. Picture window to rear enjoying rural views. Tiled floor throughout.

UTILITY ROOM 10'6" x 5'8"

Range of larder and low level storage cupboards with contrasting melamine work surface. Stainless steel sink unit with matching draining bay. Plumbed for automatic washing machine. Space for under counter freezer. Beam vacuum hub. Splashback tiling to work surface area. Tiled floor. PVC double glazed rear door.







FAMILY ROOM 18'7" x 11'3"

Large, cast iron wood burning stove (back boiler link up system for heating and water) with sleeper beam style surround. Wood laminate floor covering. Twin PVC double glazed windows to front elevation.

DINING ROOM 13'8" x 10'9"

Wood laminate floor covering. Picture window to rear elevation enjoying rural views.

FAMILY BATHROOM 10'0" x 6'6"

White, three piece suite comprising 'Jet-Spa' style panelled bath with central mounted mixer taps, semi pedestal wash hand basin and WC. Part tiled walls. Chrome towel radiator. Tiled floor. Floor to ceiling tiled splashback to sink.

FIRST FLOOR

LANDING

Recess for office/study area. Twin PVC double glazed windows to front elevation. Access to shelved hot press and roof space.

BEDROOM 1 14'3" x 11'1"

Dual aspect windows with picture window to rear enjoying elevated rural views.

EN SUITE BATHROOM 9'2" x 6'5" (wps)

White, four piece suite comprising panelled bath with mixer taps and shower attachment, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Part tiled walls. Tiled floor.

BEDROOM 2 14'11" x 10'11"

Twin PVC double glazed windows to front elevation enjoying elevated views towards Carnlough Harbour.

FULLY TILED EN SUITE SHOWER ROOM 10'9" x 2'10"

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower unit.

BEDROOM 3 15'5" x 11'5" (wps)

Twin PVC double glazed windows to front elevation enjoying elevated views towards Carnlough Harbour.

FULLY TILED EN SUITE SHOWER ROOM 10'9" x 2'10"

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower unit.

BEDROOM 4 14'4" x 10'9"

Picture window to rear elevation enjoying elevated rural views.

EN SUITE SHOWER ROOM 8'2" x 2'10" (wps)

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Fully tiled walls. Tile effect lino floor covering.

BEDROOM 5 12'7" x 10'0"

Picture window to rear elevation enjoying elevated rural views.

FULLY TILED EN SUITE SHOWER ROOM 7'6" x 2'10"

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit.

EXTERNAL

Generous sized private driveway area finished in tarmac.
Landscaped front garden finished in lawn, paved pathways, tree bark and range of plants, trees and shrubbery.
External lighting.
Fully enclosed rear garden finished in lawn, brick pavior and paved patio areas, raised timber deck entertainment area, and range of plants, trees and shrubbery.
Attached timber shed.
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.

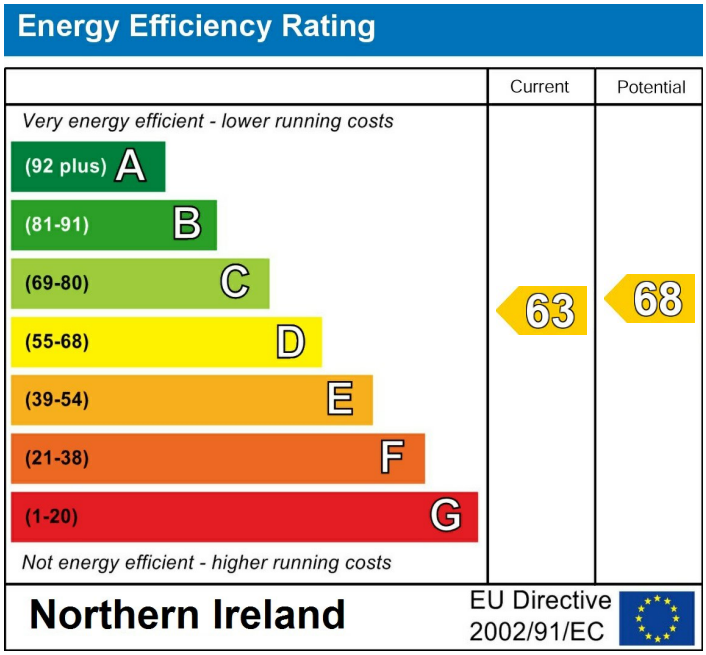






Immaculately presented, spacious, detached family home with generous sized private driveway area and landscaped gardens front and rear, conveniently located off the Croft Road, Carnlough village. The property comprises entrance hall, lounge with open fire separate dining room, family room with cast iron wood burning stove (back boiler link up system for water and heating), modern fitted kitchen through dining room, utility room, ground floor family bathroom, and five well proportioned first floor bedrooms, each with their own en suite. Externally the property enjoys generous sized private driveway area finished in tarmac, landscaped front garden finished in lawn, paved pathways, tree bark and range of plants, trees and shrubbery, attached timber shed, and fully enclosed rear garden finished in lawn, patio areas, raised timber deck entertainment area, and range of plants, trees and shrubbery. Other attributes include oil fired central heating, PVC double glazing, elevated views to rural countryside and Carnlough Harbour. Early viewing highly recommended.





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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