



## 39 Town Lane, Ballystrutter, Islandmagee, BT40 3SZ

- Farm House Style Dwelling
- Modern Fitted Kitchen
- Oil Heating
- Private Driveway
- Gardens Front, Side and Rear
- Four Bedroom; Four Reception
- Deluxe Shower Room
- PVC Double Glazing
- Large Metal Garage
- Well Presented Throughout

Offers Over £249,950

EPC Rating E



39 Town Lane, Islandmagee, BT40 3SZ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### **LOUNGE 16'4" x 12'3" (wps)**

PVC panelled front door. Cast iron multi fuel burning stove on slate hearth. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

#### **FAMILY ROOM 16'4" x 13'4"**

Media wall with contemporary, electric, focal point fire. Wood laminate floor covering. PVC double glazed French doors leading to rear garden.

#### **STUDY 10'2" x 7'7"**

#### **GYM 16'8" x 14'7" (wps)**

PVC panelled front door.



## KITCHEN 12'0" x 7'5"

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven. Space for undercounter fridge and freezer. Plumbed and space for washing machine and dishwasher. Space for tumble dryer. Splashback tiling to walls. Wood laminate floor covering. PVC double glazed French door leading to rear garden.

## FIRST FLOOR

### LANDING

Air ventilation system.

### BEDROOM 1 13'10" x 9'3" (wps)

Wood laminate floor covering.

### BEDROOM 2 13'2" x 6'8"

Wood laminate floor covering.

### BEDROOM 3 12'3" x 9'1" (wps)

Wood laminate floor covering.

### BEDROOM 4 6'10" x 6'4"

Access to roof space.

### SHOWER ROOM

White, two piece suite comprising fully tiled oversized shower enclosure and vanity unit. Electric shower. Chrome towel radiator. Splashback tiling to sink. Tiled floor. Access to hot press.

### CLOAKROOM

With white WC.

### EXTERNAL

PVC fascia.

Front garden finished in lawn.

Private driveway finished in stone and concrete.

Side and rear garden finished in lawn, patio area and decorative stone.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

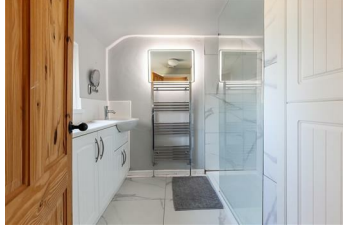
### METAL GARAGE 22'6" x 16'1"

PVC coated roller shutter door. Insulated roof. Power and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures,





Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



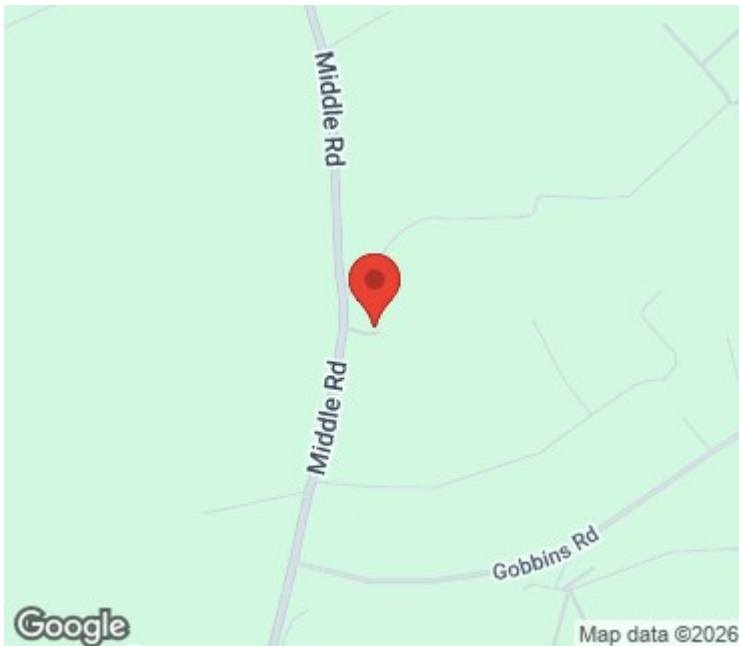
**Well presented, four bedroom/four reception, detached farm house style property, situated off Middle Road, Ballystrudder, Larne.**


**The property comprises lounge, family room, study, gym, modern fitted kitchen, four bedrooms, deluxe shower room, and separate cloakroom with WC.**

**Externally, the property enjoys private driveway, large metal garage, and gardens front, side and rear, finished mainly in lawn.**

**Other attributes include oil heating and PVC double glazing.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	

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