COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

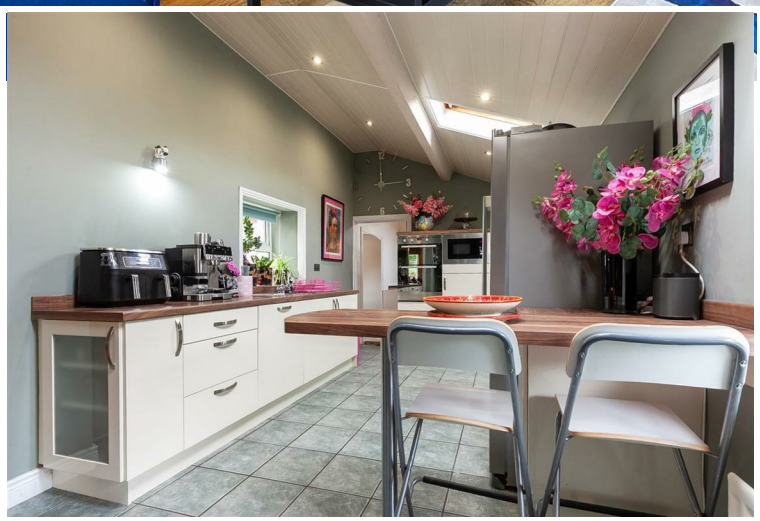
207 Gobbins Road, Islandmagee, BT40 3TX

- Immaculately Presented, Period Farmhouse
- Kitchen Through Dining Room
- Bathroom; En Suite Shower Room
- Private Driveway and Yard
- Mature, Fully Landscaped Gardens
- Four Bedroom; Three+ Reception
- Utility Room; Laundry Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Workshop and Garden Stores
- Idyllic Rural Setting

Offers Over £330,000

EPC Rating E

207 Gobbins Road, Islandmagee, BT40 3TX



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching fanlight over. Tiled floor. Stairwell to first floor. Glass panelled French doors leading to lounge. Glass panelled door leading to:

LOUNGE 17'3" x 16'8"

Triple aspect windows. Cast iron multi fuel burning stove on slate hearth. Wood laminate floor covering.

DINING ROOM 16'7" x 12'3"

Focal point fireplace.

STUDY 8'1" x 7'2" (wps)

Tiled floor.

REAR HALL

Tiled floor. Access to shelved store. PVC double glazed door leading to rear yard.

FURNISHED CLOAKROOM

White, two piece suite comprising vanity unit and WC. Fully panelled walls. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA 20'9" x 9'4"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with glass splashback and extractor hood over. Integrated eye level double ovens and microwave oven. Space for American style fridge freezer. Integrated dishwasher. Upstands to walls to match worktop. Fitted breakfast bar unit. Built in shelving unit. Tiled floor.

LAUNDRY ROOM 9'10" x 9'8"

Range of fitted high and low level storage units with contrasting melamine worktop. Glass display cabinet. Oil fired central heating boiler. Tiled floor. PVC external door. Sliding door leading to:

UTILITY ROOM 8'11" x 8'10"

Range of fitted high and low level storage units with contrasting wood grain effect melamine worktop. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Splashback tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Wood laminate floor covering. Access to partially floored roof space.

PRINCIPAL BEDROOM 17'2" x 10'5" plus wardrobe space

Wall to wall fitted wardrobes. Wood laminate floor covering.

EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully panelled shower enclosure, vanity unit and WC. Electric shower. Fully panelled walls. Tile effect flooring.

BEDROOM 2 10'6" x 10'4" plus wardrobe space

Wood laminate floor covering.

BEDROOM 3 9'8" x 6'3"

Wood laminate floor covering.

BEDROOM 4 8'3" x 5'11"

Wood laminate floor covering.

FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate shower enclosure, vanity unit and WC. Electric shower. Access to hot press. Tile effect panelling to walls. Tile effect flooring.

EXTERNAL

Private driveway finished in stone, leading to further driveway area to front of house finished in concrete, and gate access to enclosed yard, finished in stone and concrete.
Front, side and rear gardens finished in lawn, paved patio area, water feature, and wide array of plants, trees and shrubbery.
External lighting.
PVC fascia.
PVC oil storage tank.
(The nicest ever) timber garden room/store.

WORKSHOP 30'0" x 16'9"

Timber double doors. Separate timber service door. Power and light.

STORE ROOM 27'5" x 7'11"

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

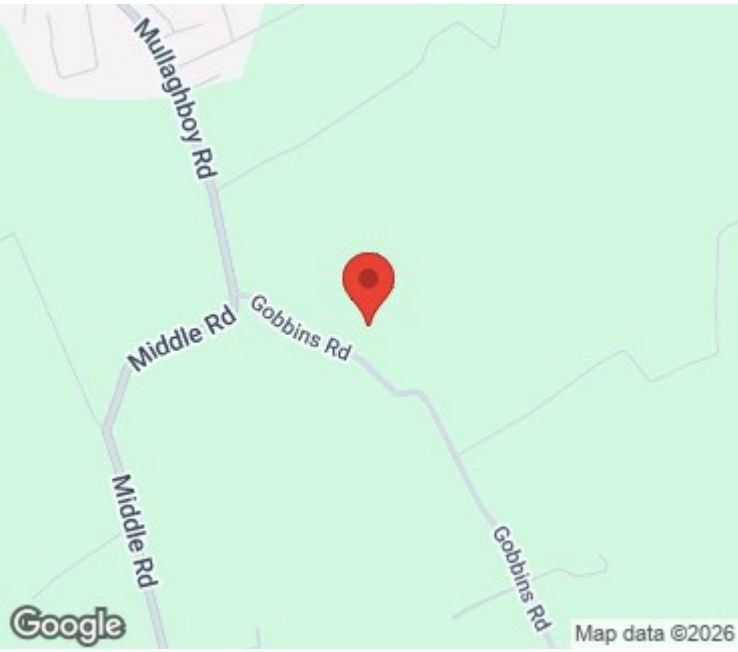
Immaculately presented, period farmhouse property, occupying a private site, with mature gardens, yard and outbuildings, situated off Gobbins Road, Islandmagee.

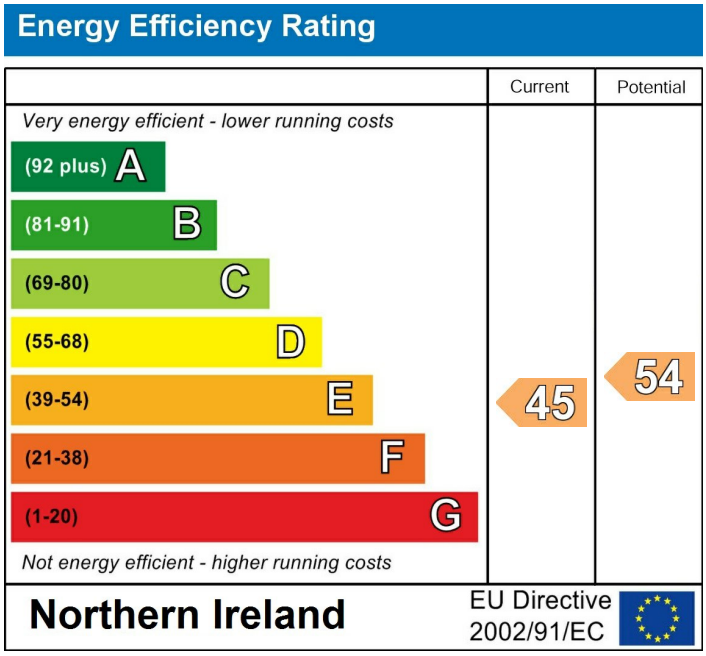
The property comprises entrance hall, lounge, dining room, study, rear hall, furnished cloakroom, kitchen through dining room, laundry room, utility room, four first floor bedrooms, to include principal en suite, and separate family bathroom, with contemporary, white, four piece suite.

Externally, the property enjoys private driveway, yard, workshop, stores, and three separate, fully landscaped gardens, with wide array of mature plants, trees and shrubbery.

Other attributes include oil heating and PVC double glazing.

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

INVESTORS IN PEOPLE We invest in people Gold
PRS Property Redress Scheme
Proudly sponsoring Northern Ireland Children's Hospice
Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
WE ARE MACMILLAN. CANCER SUPPORT