



20 Rose Place, Reids Road, Islandmagee, BT40 3UE

- Detached Home
- Lounge
- Family Bathroom
- Gas Heating
- Twin Driveways

- Three Bedroom En Suite
- Kitchen Through Dining Room
- Furnished Cloakroom
- PVC Double Glazing
- Gardens Front, Side and Rear

Offers Over £179,950

EPC Rating D



20 Rose Place, Islandmagee, BT40 3UE



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 16'2" x 10'7" (wps)

Feature window to front elevation. Focal point fireplace. Timber flooring.



KITCHEN THROUGH DINING ROOM 17'8" x 10'6" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Space for American style fridge freezer. Plumbed and space for dishwasher and washing machine. Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 12'11" x 10'5" (wps)

DELUXE EN SUITE SHOWER ROOM

White, three piece suite comprising panelled oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower. Towel radiator. Fully panelled walls. Tile effect flooring.

BEDROOM 2 10'5" x 9'5"

Built in wardrobe.

BEDROOM 3 8'7" x 7'3"

FULLY TILED FAMILY BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Chrome towel radiator.

EXTERNAL

Front and side gardens finished in lawn.

Twin private driveways finished in decorative stone.

Entrance canopy.

External lighting.

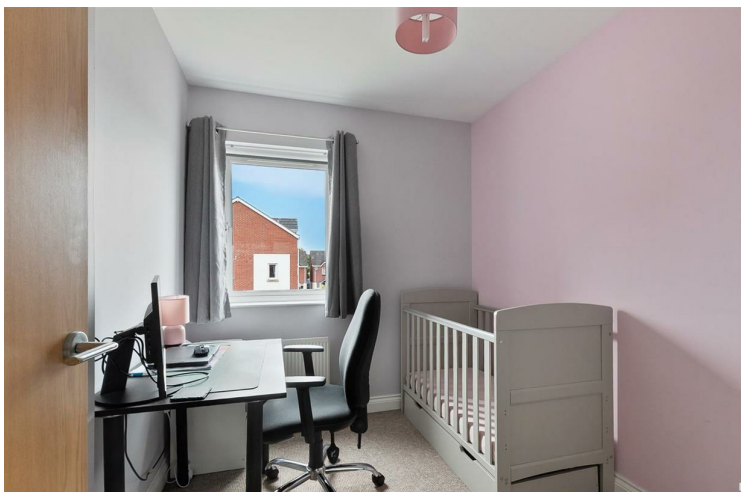
PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

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, three bedroom, detached home, situated within a popular housing development off Reids Road, Islandmagee.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, modern fitted kitchen, three bedrooms, to include principal en suite, and separate, fully tiled family bathroom.

Externally, the property enjoys twin driveways, and gardens front, side and rear, finished in lawn and paved patio area.

Other attributes include gas heating and PVC double glazing.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

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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