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To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

LISCOLMAN

3 Springfields

Ballymoney

BT53 8EX

Offers Over £199,950

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Nestled in the picturesque village of Liscolman along the stunning North Antrim Coast, this beautifully presented four bedroom detached chalet bungalow offers an exceptional blend of modern comfort and tranquil countryside living. Constructed circa 2003 and extending to an impressive 1,679 sq. ft (approx.), the property is finished to a beautiful standard throughout and is in lovely condition, ready for immediate occupation. The flexible layout provides generous and well proportioned accommodation, ideal for both family living and those seeking versatile space. The ground floor comprises a welcoming entrance hall, a bright and spacious lounge and a well-appointed kitchen with ample dining space, perfect for entertaining. Additional reception or bedroom accommodation on this level enhances the home's adaptability. Upstairs, three further bedrooms offer comfortable living quarters, complemented by a family bathroom. Externally, the property benefits from a private driveway, ample parking and a fully enclosed rear garden. The setting combines rural charm with convenient access to nearby towns, coastal attractions and local amenities.

On the Carnbore Road you will drive past the Straidbilly Primary School which will be on your right. Take your next right into Millview and next right again into Springfield. No 3 will be on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'6 wide with two storage cupboards.

Open Plan Lounge/Kitchen/Dining Area:

30'5 x 11'8

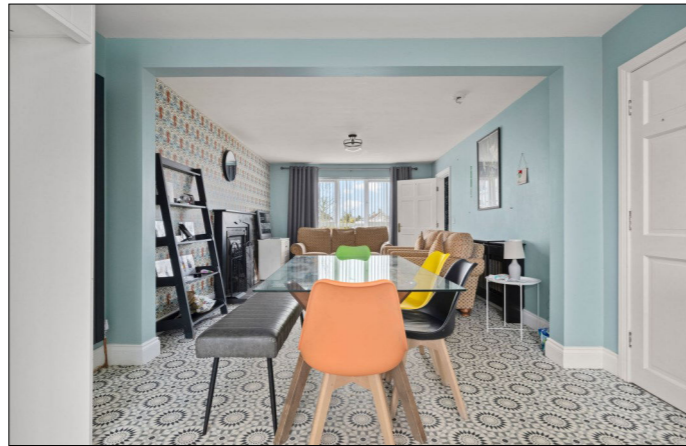
Lounge:

With wood surround fireplace with cast iron inset and tiled hearth.



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob, integrated oven, extractor fan above, tiled splashback, plumbed for automatic dishwasher, space for fridge freezer, drawer bank, saucepan drawers and vertical radiator.



Utility Room:

With single drainer stainless steel sink unit, high and low level built in units with tiling above plumbed for automatic washing machine, space for tumble dryer, extractor fan, tiled floor and pedestrian door leading to rear garden. 7'7 x 5'1



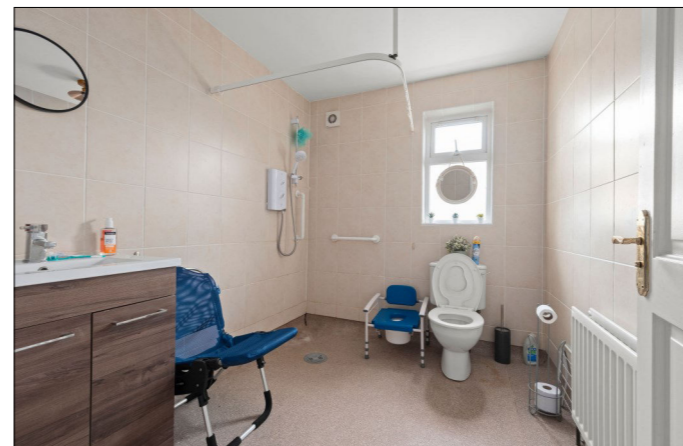
Bedroom 4:

With PVC French doors leading to rear garden. 14'2 x 9'9



Bedroom 5:

With built in shelving and cupboard. 8'8 x 8'5



Shower Room:

With white suite comprising w.c., wash hand basin with storage below, fully tiled shower area with electric shower, fully tiled walls and extractor fan.

FIRST FLOOR:

Landing:

With access to roof space.

Bedroom 1:

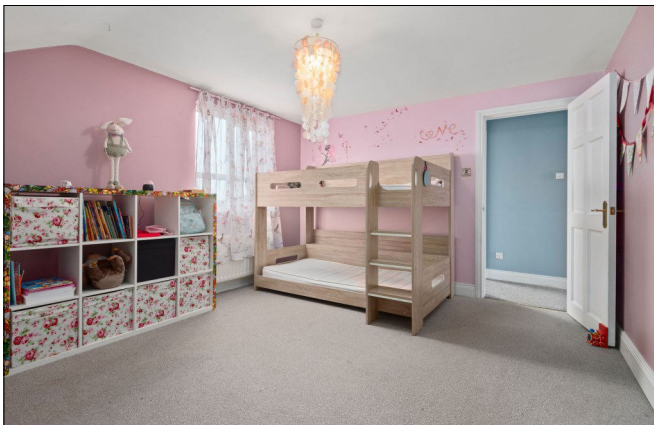
With two double built in wardrobes. 19'5 x 11'9

Ensuite off with w.c., wash hand basin, PVC cladded walk in shower cubicle with electric shower, fully tiled walls, extractor fan and access to eaves.



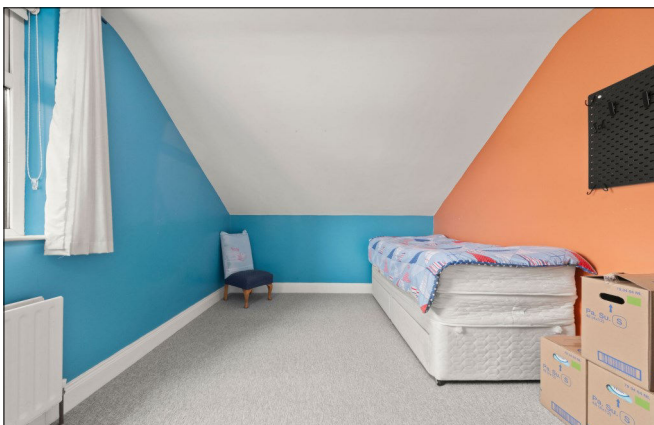
Bedroom 2:

With three built in storage cupboards with rails and shelving. 15'9 x 13'3



Bedroom 3:

14'4 x 9'9



Bathroom:

With white suite comprising w.c., wash hand basin, telephone hand shower over part panelled bath, hot press, fully tiled walls, extractor fan and 'Velux' window.



EXTERIOR FEATURES:

Screened driveway to front and side of property. Garden to rear is laid in lawn and fenced in with extensive tarmac area. Light to front and rear. Tap and boiler house to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Space For Garage
- ** Good Decorative Order Throughout

TENURE:

TBC

CAPITAL VALUE:

£125,000 (Rates: £1279.00 p/a approx.)

