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5 Dunboyne Grove, Larne, BT40 1PZ

Offers Around £264,950

FEATURES

- **DETACHED BUNGALOW**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **FOUR BEDROOMS**
- **SHOWER ROOM**
- **DOUBLE GARAGE**
- **SWEEPING TAR MAC DRIVEWAY**
- **SPACIOUS MATURE WELL STOCKED FRONT GARDEN**
- **ENCLOSED REAR GARDEN IN LAWN WITH FEATURE PATIO**
- **SECLUDED CUL DE SAC POSITION**
- **CHAIN FREE**

Property rarely avails the Open Market, from within this highly desirable residential area of Larne, this excellent detached bungalow will no doubt attract much attention.

Occupying a spacious mature site within this secluded cul de sac location, the property is approached by a sweeping tar mac driveway and is surrounded by mature well stocked gardens to both the front and rear.

Internally, the property provides deceptively spacious living accommodation, which comprises of a lounge, family room, fitted kitchen with integrated appliances, guest W.C., shower room and four bedrooms.

Externally, the property enjoys plenty of garden space and benefits from mature lawns, plants, shrubs and trees.

Complete with double garage and sweeping tar mac driveway, this excellent property provides great potential.

Viewing is highly recommended and is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

With cloak storage.

GUEST W.C.:

White suite incorporating W.C. and vanity wash hand basin.

LOUNGE:

Feature high mantle fireplace. Laminate wood flooring.

FAMILY ROOM:

Laminate wood flooring. Feature door to garden.

KITCHEN:

A range of modern fitted upper and lower level units.

Integrated hob, "eye" level oven, extractor fan and fridge/freezer. Stainless steel sink unit. Plumbed for automatic washing machine. Casual dining area. Part wall tiling.

BEDROOM (1):

Laminate wood flooring.

BEDROOM (2):

BEDROOM (3):

Laminate wood flooring. Built in storage.

BEDROOM (4):

SHOWER ROOM:

Incorporating W.C., vanity wash hand basin and walk in shower cubicle.

Outside

GARAGE:

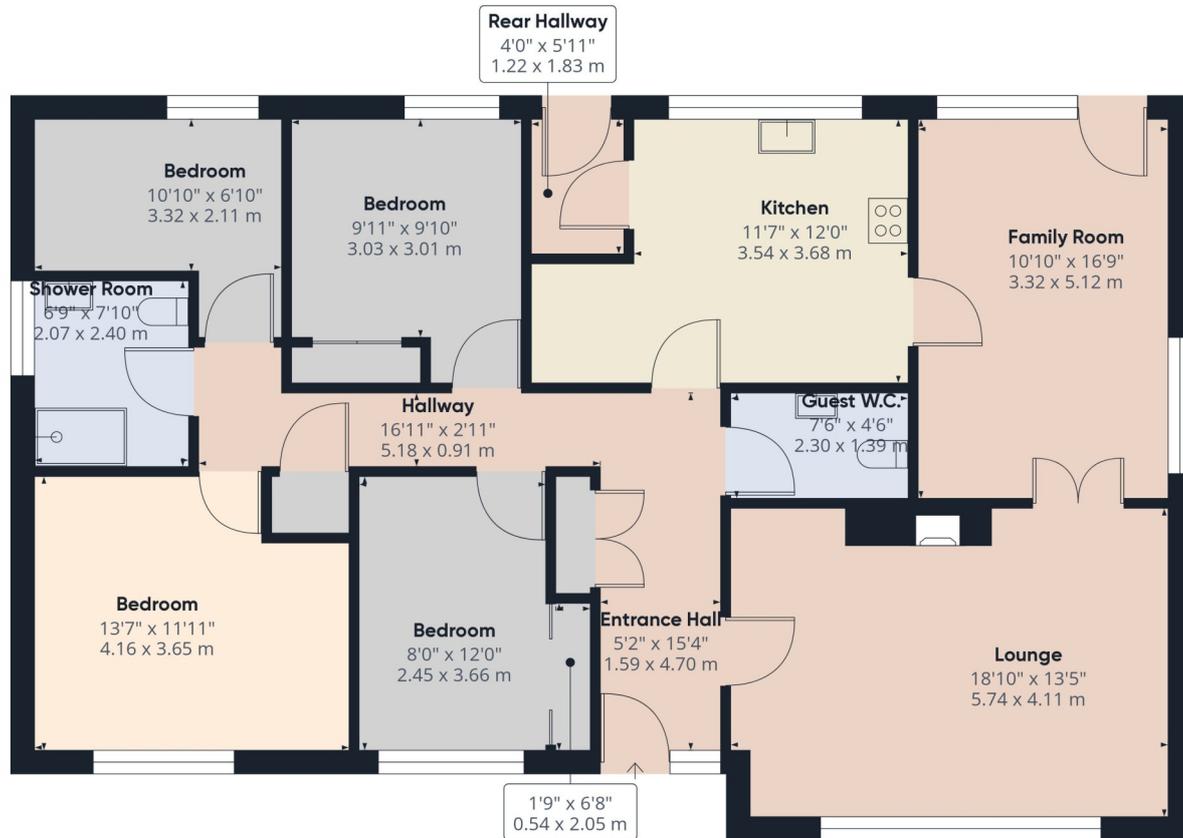
Roller door.

GARDENS:

Spacious mature well stock front garden with sweeping tar mac driveway.

Enclosed rear garden in lawn with patio feature.





Approximate total area[®]
1339.03 ft²
124.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	28 F	
1-20	G		



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