



29 DARKFORT DRIVE, PORTBALLINTRAE



X 3



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			76
		60	

OFFERS OVER £245,000

29 DARKFORT DRIVE, PORTBALLINTRAIE

This beautifully maintained semi detached bungalow offers bright, modern living in a thoughtfully designed layout. The stylish kitchen is sleek and contemporary, ideal for everyday cooking and entertaining. The welcoming lounge features a cosy stove, adding warmth and character to the heart of the home. Filled with natural light, the space flows effortlessly to the West facing rear patio garden perfect for enjoying the evening sun. Move-in ready, this home combines comfort, convenience, and charm in equal measure.

FEATURES

- Oil-fired central heating.
- uPVC double glazing throughout.
- West facing low maintenance rear patio area.
- Fully refurbished in 2020.
- Off street communal parking.

ADDITIONAL INFORMATION

TENURE: FREEHOLD
ANNUAL RATES: £997.43

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

Storage cupboard; access to the roof space; laminate floor.

LOUNGE

4.42 m x 3.43 m (14'6" x 11'3")

Henley multi fuel stove set on a slate hearth; laminate floor.

KITCHEN

4.29 m x 3.63 m (14'1" x 11'11")

Range of fitted units; Quartz work surfaces; recessed sink & drainer; Zanussi integrated kitchen appliances include fridge freezer, dishwasher, fitted oven & microwave; induction hob with extractor unit over; walk in pantry; space for dining; laminate floor; door to the rear.

WALK IN PANTRY

1.09 m x 1.79 m (3'7" x 5'10")

Fitted shelving; power & light.

BEDROOM 1

4.28 m x 2.65 m (14'1" x 8'8")

Double bedroom to the front; laminate floor.

BEDROOM 2

3.15 m x 2.99 m (10'4" x 9'10")

Double bedroom to the rear; fitted wardrobe; laminate floor.

BEDROOM 3

3.42 m x 1.71 m (11'3" x 5'7")

Single bedroom to the front; laminate floor.

BATHROOM

3.15 m x 2.67 m (10'4" x 8'9")

Large walk in tiled shower cubicle with electric shower; toilet; wall mounted vanity unit with wash hand basin; demist back lit mirror; chrome towel radiator; shelved hot press; tiled floor; part tiled walls; recessed lighting.

EXTERIOR

STORAGE SHED

3.54 m x 2.67 m (11'7" x 8'9")

Plumbed for washing machine; concrete floor; power & light; door to covered store.

COVERED STORAGE AREA

8.04 m x 1.71 m (26'5" x 5'7")

Light; concrete floor; door to the rear.

OUTSIDE FEATURES

- Low maintenance West facing rear patio area.
- Mature landscaping to the front & rear.
- Small garden in lawn to the front.
- Outside light & tap.
- Oil boiler.



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PHOTOS



