

75 MILLBAY ROAD

BT40 3RJ



Substantial detached bungalow
 Located in the highly sought after Hamlet of Millbay, Islandmagee
 Four double bedrooms
 17'11 x 15'3 lounge incorporating a bay window
 Feature fireplace with cast iron inset and pine surround
 Family room boast patio doors to rear garden and feature fireplace
 Kitchen diner with an extensive range of units, 5 ring gas hob and stainless steel oven
 Shower room with a white suite
 Double glazed windows in pvc frames & oil fired heating system
 Attached garage with a roller door
 Parking for approximately 6-8 cars, motor home or boat
 Gardens part laid to lawn part patio
 Sea views across, Millbay and Larne Lough to Magheramorne
 Approximately 5 miles form Whitehead & 4 Miles form Ballycarry train staion
 Highly sought after location warranting an early inspection

Offers Around £359,950

Tenure: Freehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	57
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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PRS Property
Redress
Scheme

OFT
Approved code

This substantial detached bungalow is set on a generous site within the picturesque and highly sought-after hamlet of Millbay on the Islandmagee peninsula, enjoying open views across Millbay and Larne Lough towards Magheramorne, and offering adaptable accommodation that will suit a wide range of purchasers.

The property comprises four double bedrooms, a 17'11 x 15'3 lounge incorporating a bay window and a feature fireplace with cast iron inset and pine surround, along with a separate family room that also benefits from a feature fireplace and patio doors opening onto the rear garden. The kitchen diner is fitted with an extensive range of units and includes a five ring gas hob and a stainless steel oven, while the shower room incorporates a white suite, and further benefits include double glazed windows in PVC frames, an oil fired heating system and an attached garage with a roller door. Externally, the property enjoys gardens that are part laid to lawn and part patio, together with extensive parking suitable for several cars, a motorhome or a boat. The location is within easy reach of Islandmagee's stunning beaches, coastal walks, local golf club and the world-renowned Gobbins cliff path, with Whitehead approximately five miles away and Ballycarry train station around four miles distance.

Internal viewing is highly recommended to fully appreciate both the setting and accommodation on offer.

Porch

Wood floor, door to entrance hall



Entrance hall

Double glazed window to rear aspect, access to loft space, radiator x2, laminate wood floor, doors to



Lounge

17'11 x 15'3

Double glazed boxed bay window to front aspect, double glazed windows to side aspect, feature fireplace with wood surrounds & cast iron inset, radiator, laminate wood floor

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

REF: 18567572



Kitchen

14'2 x 10'10

Double glazed windows to side aspect, range of high & low level units with wood effect work tops, inset ceramic 1.5 bowl sink & drainer with mixer tap over, built in stainless steel double oven, 5 ring gas hob & extractor fan over, plumbed for dish washer, radiator, ceramic tiled floor

Utility

10'10 x 6'11

Double glazed window & door to side aspect, plumbed for washing machine, radiator



Family room

24'10 x 9'11

Feature wooden beams, double glazed window to side aspect, double glazed double doors, to rear garden, fireplace with wood surround 7 tiled hearth, tiled floor



Bedroom one

13'8 x 11'4

Double glazed windows to front aspect, radiator, wood floor



Bedroom two

12'11 x 11'5

Double glazed windows to front aspect, radiator, wood floor



Bedroom three

9'11 x 9'10

Double glazed window to side aspect, built in wardrobe, radiator, wood floor



Bedroom four

10' x 9'11

Double glazed window to side aspect, radiator, laminate wood floor



Shower room

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, electric shower

Garden and grounds

At the rear there is a garden laid to lawn & a generous patio area. At the front there is raised flower beds & driveway providing off road parking suitable for multiple cars



Garage

Roller door

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Floor plan



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