

mcafee

PRESTIGE PROPERTY

71 Garvaghy Road, Portglenone BT44 8DW



Deceptively spacious four bedroom detached bungalow with first floor conversion extending to circa 2900sq ft with detached double garage and detached building currently used as a games room but may be suitable for a variety of uses. The property has been finished to the highest specification and meticulously maintained and presented throughout. Indeed the current owners have spared no expense both internally and externally. The property occupies a tranquil site with open views of the surrounding countryside via a shared laneway and well situated for commuting to both Portglenone and Cullybackey. Only on internal inspection can this superb property be fully appreciated.

Offers Over £448,000

Ballymena Office
14 Ballymoney Road Ballymena BT43 5BY
T : 028 2563 7733

www.mcafeepropertiesandmortgages.com

Location:

From Cullybackey, drive onto the Dreen Road, go to crossroads and go straight over – this is Garvaghy Road
From Portglenone Road, Garvaghy Road is just off it

**Accommodation
Comprising****Entrance Hall:**

26'4 x 8'4

Hard wood door with fan light and matching side panels, vaulted ceiling, stairs to galleried landing, tiled floor, double door cloak cupboard, walk in hot press

**Lounge:**

18'9 x 13'9 (5.72m x 4.19m)

Sandstone effect fireplace with matching hearth, electric fire inset, solid oak wooden flooring

**Family Room:**

12'9 x 12'1 (3.89m x 3.68m)



PRESTIGE PROPERTY

Kitchen / Casual Dining:

24'10 x 13'10 (7.57m x 4.22m)

Solid Canadian maple high and low level units, open display shelves, glazed display units, two plate racks, window pelmet, wine rack, wicker style storage baskets, 1 ½ bowl single drainer stainless steel sink unit, Rangemaster cooker with matching cooker hood, integrated dishwasher, space for American fridge freezer, island unit, wall tiling at work surface, tiled floor, breakfast bench, casual living area

Rear Hall:

Tiled floor, wood panel walls to dado rail, uPVC door to rear

Utility Room:

12'9 x 7'9

Range of Cherry high and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for dryer, wall tiling at work surface, tiled floor, canopy with extractor fan

Walk in Pantry:

Separate w.c.:

Low flush w/c, pedestal wash hand basin, walls ½ tiled, tiled floor, extractor fan



Bathroom:

Free standing roll top bath with mixer tap and hand shower attachment, low flush w/c, pedestal wash hand basin, tiled shower cubicle, walls ½ tiled, tiled floor, wall mirror with lights



Bedroom (1):

14'10 x 11'10 (4.52m x 3.61m)



Dining Room:

13'9 x 11'5 (4.19m x 3.48m)



First Floor

Landing:

Galleried landing, two velux windows, two built in wardrobes and roof space access



PRESTIGE PROPERTY

Master Bedroom:

15'9 x 14'10 (4.80m x 4.52m)

Gable window, eaves storage floored with light

Ensuite:

Tiled shower cubicle, low flush w/c, pedestal wash hand basin, tiled floor, velux window, extractor fan



Bedroom (3):

14'1 x 12'10 (4.29m x 3.91m)

Gable window, velux window, eaves storage floored with light



Bedroom (4):

15'6 x 14'11 (4.72m x 4.55m)

Gable window, eaves storage floored with light

Shower Room:

8'2 x 3'3

Tiled shower cubicle, low flush w/c, pedestal wash hand basin, tiled floor, velux window





PRESTIGE PROPERTY

Exterior Features:

Detached double garage 28'6 x 22'6 – two electric doors, own security system
Detached Games Room 30'6 x 18'6 – may be suitable for a variety of uses
Separate oil boiler
Garden in lawn to front, planted beds, two garden lights, paved paths, stoned driveway, walled rockery area, side garden with patio area
Large paved area to rear, raised patio area, raised decked area to the side
Open aspect to the rear
Wooden fence
Water tap
Outside lights
Outside electric points

Additional Features:

PVC fascia and soffets
uPVC double glazed windows and external doors
Security alarm
Luxury bathroom
Luxury fitted kitchen with casual dining area
Three reception rooms
Four bedrooms master with ensuite
Meticulously maintained and presented

For further details and permission to view contact selling agents.

Property Reference:

JG260607





MISREPRESENTATION CLAUSE: McAfee Properties & Mortgages, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Properties for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.



www.mcafeepropertiesandmortgages.com

Antrim Office T: 028 9446 3744
Ballycastle Office T: 028 2076 9404
Ballymena Office T: 028 2563 7733
Ballymoney Office T: 028 2766 7676
Coleraine Office T: 028 7034 2224
Portrush Office T: 028 7082 1110
Portstewart Office T: 028 7083 2233
Commercial T: 028 7032 8222 / 028 2563 7733

McAfee Properties and Mortgages is an appointed representative of Legal & General Partnership Services Limited for advising on and arranging mortgages and insurance and an introducer appointed representative of the following companies for introducing the products shown: Legal & General Assurance Society Limited (life assurance, pensions and investments), Legal & General (Unit Trust Managers), Limited and Legal & General (Portfolio Management Services) Limited (investments). All these Legal & General subsidiary companies are authorised and regulated by the Financial Services Authority. Partners: Gerard McAfee and Mark Pollock

Approval No. H77757