



## SHORE ROAD, MAGHERAMORNE, LARNE OFFERS OVER £299,950

A unique detached house situated on the Shore Road with uninterrupted views over Larne Lough. Only upon viewing can you appreciate the standard of finish in this property and also the size of the plot. Recently installed high end kitchen and bathrooms, and the detached garage.

A beautifully presented detached house with uninterrupted views over Larne Lough  
Extensive Living Room &  
additional Family Room both with outstanding sea views  
Modern high end Kitchen/ Dining space  
Three good sized bedrooms (Master ensuite)  
Large family bathroom  
Detached two storey garage  
Well maintained mature gardens fully enclosed with wrought Iron gates  
Extremely deceptive site - landscaped throughout  
Central location with easy access to Larne / Carrick /Belfast and beyond

Parking options: Off Street  
Garden details: Private Garden

### **Entrance hall**

A bright and spacious entrance hall with tiled flooring. Feature carpet with brass stair rods on the staircase.

### **Living room**

w: 7.11m x l: 3.95m (w: 23' 4" x l: 13' )

Wow. What a space. Generous living room with dual aspect windows and outstanding sea views. Cream feature fireplace with gas insert. Patio doors to garden.

### **Family**

w: 3.93m x l: 3.64m (w: 12' 11" x l: 11' 11")

Beautiful bright family room with equivalent sea views. Feature gas fireplace with wooden mantle and black tiled hearth.

### **Kitchen/diner**

w: 5.9m x l: 3.34m (w: 19' 4" x l: 10' 11")

Stunning modern kitchen with high and low level shaker style units in dark blue and cream. A double Belfast sink and granite worktops. Integrated Fridge Freezer and dishwasher. Smeg gas range style cooker. Herringbone tiled flooring. Cast iron radiator. Ample space for dining.

### **Master bedroom**

w: 3.93m x l: 4.67m (w: 12' 11" x l: 15' 4")

A generous master suite with cream carpet and feature wallpaper.

### **En-suite**

w: 1.99m x l: 2.33m (w: 6' 6" x l: 7' 8")

White suite comprising of low flush WC, vanity wash hand basin and walk in Mira electric shower. White floor and wall tiles and heated towel rail.

### **Bedroom 2**

w: 3.67m x l: 3.48m (w: 12' x l: 11' 5")

A good sized double with laminate wood flooring and built in sliderobes.

### **Bedroom 3**

w: 3.94m x l: 3.33m (w: 12' 11" x l: 10' 11")

Good sized double bedroom with grey carpet.

### **Bathroom**

w: 3.83m x l: 2.34m (w: 12' 7" x l: 7' 8")

White suite comprising of low flush WC, pedestal wash hand basin and Tritan electric shower. Storage cupboard housing hot press.

### **Garage**

w: 6.6m x l: 6.11m (w: 21' 8" x l: 20' 1")

DETACHED GARAGE.

Ground floor - Electric roller door. Downstairs WC, Plumbed for washing machine. Light and power.

### **Garage**

w: 6.6m x l: 6.09m (w: 21' 8" x l: 20' )

First Floor - Currently presented as an office. Laminate wood flooring.

### **Garden**

Extremely deceptive space on this site and beautiful mature landscaped gardens going up behind the property and also stretching to the right towards Larne. Fully enclosed with cast iron gates. Raised patio seating area to make the most of the sea views, planted and finished to a very high standard. Generous lawn to the side with private feature areas including bridge, pergola, bedding and further patio. Ample parking for numerous cars with turning.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.