



**Brian  
Todd**  
.co.uk

**19 Glenarm Road, Larne, BT40 1BN**

**Offers Around £349,950**

## FEATURES

- IMPRESSIVE DETACHED FAMILY RESIDENCE
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE WITH FEATURE FIREPLACE AND OPEN FIRE
- DINING ROOM
- NEWLY INSTALLED LUXURY FITTED KITCHEN - WITH FEATURE ISLAND CONSOL AND INTEGRATED APPLIANCES
- FAMILY ROOM - WOOD FLOORING
- DOWNSTAIRS CLOAK AREA AND GUEST W.C.
- SUN ROOM TO REAR
- FOUR BEDROOMS
- MODERN WHITE BATHROOM SUITE WITH SEPARATE SHOWER CUBICLE
- DOUBLE GARAGE WITH EXCELLENT CONCRETE PARKING TO THE REAR
- RAISED FRONT GARDEN IN LAWN
- SPACIOUS ELEVATED SITE
- SUPERB STANDARD OF FINISH THROUGHOUT
- MUCH SOUGHT AFTER MATURE RESIDENTIAL LOCATION

Occupying a mature elevated site, within this much highly sought after residential location, it is a pleasure to offer for sale this impressive detached family residence. Within walking distance to the Town Centre, seafront promenade, parks and all local amenities, this tastefully decorated and well presented family home is a credit to its current owners.

Affording well planned and proportioned living accommodation, the property comprises of a lounge, dining room, family room, downstairs guest W.C., newly installed luxury fitted kitchen with integrated appliances, rear sun porch, four bedrooms and family bathroom with modern white suite.

Externally, the property benefits from a double garage, spacious concrete parking area, raised bordering and a raised front garden laid to lawn. Complete with entrance gates and a long tar mac driveway, this excellent property comes highly recommended.

Viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE PORCH:

Ceramic tiled flooring.

#### ENTRANCE HALL:

Featuring tiled flooring. Cloakspace.

#### GUEST W.C:

Vanity Wash Hand Basin And Push Button W.C., Tiled Flooring.

#### LOUNGE:

Complete with feature fireplace and open fire. Wood flooring.

#### DINING ROOM:

Wood flooring.

#### FAMILY ROOM:

Wood flooring.

#### KITCHEN:

Newly installed fitted kitchen incorporating centre island consol. Integrated hob, double oven, extractor fan and fridge/freezer. Stainless steel sink unit. Plumbed for automatic washing machine, dishwasher and vented for tumble dryer.

#### SUN PORCH:

Wood flooring.

### First Floor

#### LANDING:

#### BEDROOM (1):

Complete with a range of fitted robes.

#### BEDROOM (2):

#### BEDROOM (3):

#### BEDROOM (4):

#### BATHROOM:

Modern white suite incorporating push button W.C., feature floating wash hand basin and panelled bath with shower attachment. Separate corner shower cubicle with electric shower. Towel radiator. Tiling.

### Outside

#### DOUBLE GARAGE:

#### REAR GARDEN:

Excellent spacious concrete parking area to the rear, with a raised border feature.

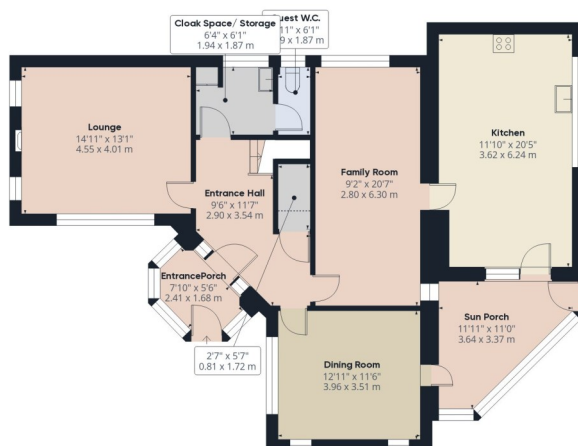
#### FRONT GARDEN:

Raised front garden in lawn.

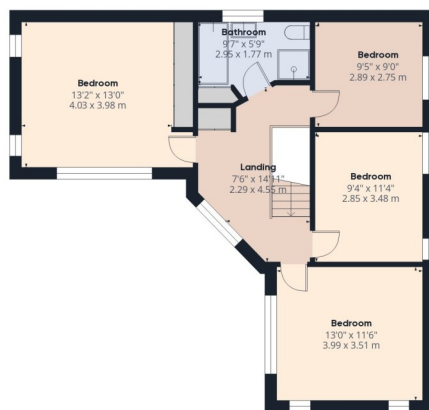
Spacious tar mac driveway providing ample parking for several cars.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1810.06 ft<sup>2</sup>  
168.16 m<sup>2</sup>

**Reduced headroom**

9.92 ft<sup>2</sup>  
0.92 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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propertymark

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