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.co.uk

**“Byeways” 11 Cairncastle Road, Ballygalley, Larne, BT40 2RB**

**Offers Around £475,000**

## FEATURES

- **ATTRACTIVE GENTLEMANS RESIDENCE**
- **OIL FIRED CENTRAL HEATING WITH UNDER FLOOR HEATING**
- **UPVC DOUBLE GLAZING**
- **ALARM SYSTEM**
- **BELLCAST ROOF TILING**
- **TWO RECEPTION ROOMS**
- **LUXURY SHAKKER STYLE FITTED KITCHEN - INTEGRATED APPLIANCES / DINING AREA WITH OPEN FIRE**
- **FIVE BEDROOMS**
- **FAMILY BATHROOM - WHITE SUITE**
- **UPPER FLOOR SHOWER ROOM - WITH JACK AND JILL DOOR**
- **DOWNSTAIRS SHOWER ROOM - WHITE SUITE**
- **SUN ROOM TO REAR**
- **THREE GARAGES WITH ELECTRIC DOORS**
- **STUNNING LANDSCAPED GARDENS WITH MATURE LAWNS, FRUIT TREES, AND PATIO FEATURE**
- **BEAUTIFUL RURAL VIEWS**
- **ONLY A SHORT WALK TO THE FAMOUS ANTRIM COAST ROAD AND LOCAL BEACH**
- **PRIME SEASIDE LOCATION**

Occupying a mature prime seaside location within the picturesque village of Ballygalley, this is a rare opportunity to acquire this attractive Gentleman's residence.

Constructed circa. 1954, this beautiful finished detached home affords charm and character throughout and offers excellent versatile living accommodation, which will no doubt suit most families needs and requirements.

Enjoying stunning views to the surrounding countryside, the property is only a short walk to the famous Antrim Coast Road and local beach.

Comprising of a family lounge, conservatory, luxury fitted "Shaker" style kitchen, casual dining area, separate utility room, downstairs shower room, five bedrooms, family bathroom and upper floor shower room with "Jack and Jill" feature door.

Externally, the property has an impressive front garden, laid to lawn, spacious driveway with ample parking and a superb landscaped rear garden, laid to lawn and complete with an abundance of mature shrubs, fruit trees and feature patio.

This elegant family residence is sure to impress the most discerning of purchasers, viewing is highly recommended and is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE PORCH:

#### ENTRANCE HALL:

Complete with ceramic tiled flooring.

**CONSERVATORY:** A lovely addition to this marvellous property, with entrance door overlooking the front garden. Ceramic tiled flooring.

**LOUNGE:** A generously proportioned family room, with bay window overlooking the front garden. Decorative coved ceiling and spot lighting. Feature fireplace with wood burning stove. Open through to:-

**SUN ROOM:** Ceramic tiled flooring. Patio door leading onto rear garden.

**KITCHEN WITH BREAKFAST AREA:** This spacious room, is

complete with a luxury range of fitted upper and lower level "Shaker" style units and benefits from a breakfast bar feature together with stainless steel double bowled sink unit. Integrated electric hob, double oven, extractor fan, fridge/freezer and microwave. Spot lighting. Ceramic wall and floor tiling.

Excellent dining area with open fire.

**UTILITY ROOM:** With stainless steel sink unit. Plumbed for automatic washing machine. Floor tiling. Stable door feature.

**GUEST W.C.:** Incorporating W.C. and wash hand basin.

**BEDROOM (3):** With the advantage of a dressing room off.

**SHOWER ROOM:** White suite incorporating push button W.C., vanity wash hand basin and single shower cubicle. Spot lighting.

### First Floor

**BEDROOM (1):** With door through to shower room.

**BEDROOM (2):** Affording stunning views to the surrounding countryside. Door leading to:-

**SHOWER ROOM:** White suite incorporating push button W.C., pedestal wash hand basin and single shower cubicle. Ceramic floor tiling. Jack and Jill door through to bedroom.

**BEDROOM (4):** With bay window.

**BEDROOM (5):**

**BATHROOM:** White suite incorporating push button W.C., pedestal wash hand basin and panelled bath. Hotpress. Floor tiling.

### Outside

**GARAGE 1:** Complete with wine cellar and boiler housing. Electric door.

**GARAGE 2:** Electric door.

**DETACHED GARAGE:** Electric door.

**GARDENS:** Impressive front garden, laid to lawn with an abundance of hedging and mature shrubs. Spacious driveway with ample car parking.

Mature landscaped rear garden, again, laid to lawn with mature shrubs and fruit trees. Feature patio. Beautiful views to the surrounding countryside.





Floor 0



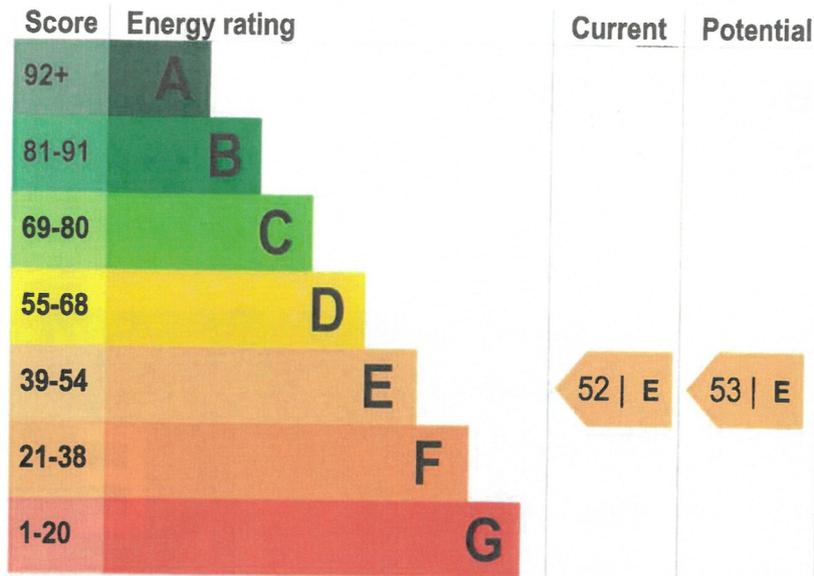
Floor 1

Approximate total area<sup>(1)</sup>  
2300.74 ft<sup>2</sup>  
213.75 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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