



**Brian
Todd**
.co.uk

11 Ballyboley Road, Larne, BT40 2SY

Offers Around £285,000

FEATURES

- **CONTEMPORARY STYLE EXTENDED BUNGALOW**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE WITH FEATURE FIREPLACE**
- **LUXURY FITTED KITCHEN - WITH INTEGRATED APPLIANCES**
- **SUPERB SUN ROOM OVERLOOKING WELL TENDED GARDENS**
- **MODERN WHITE BATHROOM SUITE**
- **THREE BEDROOMS - ONE WITH A SUPERB ENSUITE SHOWER ROOM**
- **INTEGRAL GARAGE- FITTED SINK AND PLUMBED FOR AUTOMATIC WASHING MACHINE**
- **SPACIOUS REAR GARDEN IN LAWN - FEATURE RAISED DECORATIVE PATIO AREA**
- **WELL MAINTAINED FRONT GARDEN IN LAWN - DECORATIVE PAVIOUR AREA**
- **SPACIOUS TAR MAC DRIVEWAY WITH PARKING FOR SEVERAL CARS**
- **STUNNING STANDARD OF PRESENTATION AND FINISH THROUGHOUT**
- **HIGHLY DESIRABLE RESIDENTIAL LOCATION**

This contemporary style extended bungalow is most definitely a credit to its current owners.

Presented and decorated to an exceptional standard of finish throughout the property affords well planned and proportioned living accommodation designed to suit most families needs and requirements.

The property comprises of a bright lounge, luxury fitted kitchen with integrated appliances, superb sun room overlooking well tended gardens, modern bathroom, three bedrooms, one with an excellent ensuite shower room with walk in wet cubicle.

Benefiting from an integral garage, the property, to the front, has a walled garden in lawn with feature paviour area and a spacious tar mac parking area providing parking for several cars.

To the rear, the property has a raised feature decorative paved patio ideal for home entertaining, with steps leading down to a spacious garden in lawn with mature shrubs, trees and decorative walkways.

This excellent family bungalow has real curb appeal, and only by an internal inspection can the prospective purchaser fully appreciate the care and attention lavished on this fine home.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

With storage off.

LOUNGE:

A bright, airy room, with picture window. Feature fireplace.

KITCHEN:

A luxury range of fitted upper and lower level units. Integrated electric hob, oven, extractor fan, fridge/freezer. Spot lighting. Feature patio doors. Tiling.

SUN ROOM:

A superb relaxing area overlooking well tended gardens in lawn. Decorative floor tiling. Spot lighting.

BATHROOM:

Modern white suite incorporating vanity wash hand basin, push button W.C. and bath. Tiling.

MASTER BEDROOM:

An excellent room, finished in wood flooring.

ENSUITE SHOWER ROOM:

A stunning room, complete with vanity wash hand basin, push button W.C. and walk in style wet cubicle. Tiling. Spot lighting.

BEDROOM (2):

Wood flooring. Built in storage.

BEDROOM (3):

Wood flooring. Built in wardrobe.

Outside

INTEGRAL GARAGE:

Complete with fitted sink and plumbed for automatic washing machine.

GARDENS:

Walled front garden in lawn with decorative paviour area.

Ample tar mac parking for several cars.

A superb raised decorative paved patio feature with ballustrades, ideal for home entertaining. Steps down to a spacious garden in lawn with decorative paved walkways, mature shrubs and trees.





Approximate total area⁽¹⁾
1458.18 ft²
135.47 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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