



**Brian**  
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**105 Belfast Road, Larne, BT40 2PJ**

**Offers Around £595,000**

## FEATURES

- **DOUBLE FRONT DETACHED FAMILY RESIDENCE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **SECURITY SYSTEM INSTALLED**
- **FOUR RECEPTION ROOMS**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SEPARATE UTILITY ROOM**
- **OUTSIDE ENTERTAINMENTS AREA**
- **C.3/4 ACRE SITE**
- **EASY ACCESS TO A8 COMMUTER ROAD**
- **PRIVATE MATURE LOCATION**
- **TASTEFULLY DECORATED THROUGHOUT**

This is a rare opportunity for one to acquire this spacious five bedroom family home ideally located for the Antrim Coast or for commuting to Belfast or the A8 corridor.

Approached by a block paved driveway secured by electric cantilever gate the property occupies a mature site circa 3/4 acre and affords excellent, tastefully decorated, versatile and flexible accommodation for a growing family.

Externally, the property benefits from a large entertainments area including barbeque hut, hot tub and bar and is surrounded by gardens laid to lawn.

This stunning family residence is sure to impress.

Highly recommended, viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

**ENTRANCE HALL:** A bright welcoming reception area with solid wood flooring.

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

**OPEN HALLWAY WITH DINING AREA:** Double height ceiling. Feature open fire. Again, views to the surrounding countryside.

**FAMILY ROOM:** Solid wood flooring.

**LOUNGE:** With feature fireplace and open fire. Solid wood flooring. Bi Fold windows with stunning views to the surrounding countryside.

**KITCHEN:** A modern range of fitted upper and lower level units including centre island consol. Integrated five ring gas hob, oven, extractor fan, microwave and Bosch dishwasher. Sink unit with feature hot boiling water tap and waste disposal unit. Plumbed for American fridge/freezer.

**LIVING ROOM:** Patio doors to rear garden.

**DINING ROOM:**

**UTILITY ROOM:** Fitted Stainless steel sink unit. Plumbed for automatic washing machine.

**REAR PORCH:**

**STORE ROOM:** Currently used as a gym.

**SHOWER ROOM:** Incorporating W.C. and shower.

**BOILER STORE:**

### First Floor

**GALLERIED LANDING AREA:** Complete with office space.

**MASTER BEDROOM:**

**ENSUITE SHOWER ROOM:** Modern white suite incorporating W.C., wash hand basin and separate shower cubicle.

**BEDROOM (2):**

**BEDROOM (3):**

**BEDROOM (4):**

**BEDROOM (5):**

**BATHROOM:** Modern white suite with feature freestanding bath, W.C., vanity wash hand basin and separate wet room style shower cubicle. Tiling.

### Outside

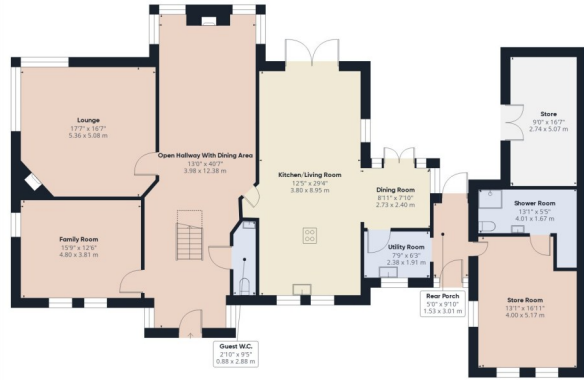
**GARDENS:** Raised rear garden in lawn complete with a fully enclosed chicken coup. Views to the surrounding countryside.

Tobermore block paved barbeque area complete with adjacent barbeque hut, hot tub with shower, and entertainments area with bar.

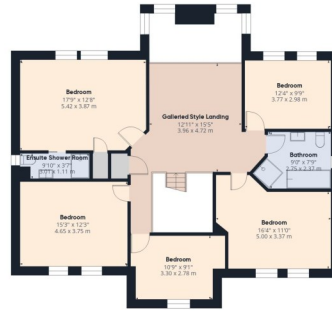
Spacious walled front garden in lawn with Cantilever electric entrance gate.

Tobermore block paved driveway with parking for several cars.





Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
3325 ft<sup>2</sup>  
308.9 m<sup>2</sup>

Reduced headroom  
179 ft<sup>2</sup>  
16.6 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.