



Nestled on the banks of Larne Lough we are excited to offer for sale this detached split level home that benefits from exceptional views across Larne Lough towards Islandmagee. The property further benefits from being located on a main route creating easy access to both Larne and Carrickfergus.

The property briefly comprises of three reception rooms, fitted kitchen, utility room, four bedrooms master with en-suite facilities, a further office / study and a family bathroom. Externally there are surrounding gardens, which are laid in a mixture of lawns and patios. To the front is a parking area for several cars which leads to a double garage.

We advise that any interested parties make themselves available to view the property as an internal inspection is required to really appreciate this property.

Offers Over
£275,000

140 Shore Road,
Magheramorne,
LARNE,
BT40 3HY

Viewing by
appointment
through agent
028 9066 3030



- Exceptional Split Level Home Offering Magnificent Sea Views
- 3 Reception Rooms, 2 with Fireplaces & Sea Views
- Superb Kitchen Including Bosch Electrical Appliances/Separate Utility Room/Cloakroom with WC
- 4 Bedrooms, Master with Ensuite Bathroom
- Generous Office, May Be Used as a Bedroom or Games Room
- Central Vacuum System/Oil Fired Central Heating/Mahogany Double Glazed Windows
- Integral Double Garage with Private Access to Office, Ideal for those Working from Home
- Extensive Landscaped Gardens with Brick Pavior Driveway

The Property Comprises:

Ground Floor

TILED COVERED ENTRANCE PORCH: Front door to . . .

RECEPTION HALL: Feature gallery landing, wood strip ceiling.



KITCHEN WITH BREAKFAST AREA : 18' 0" x 11' 9" (5.49m x 3.58m) Excellent range of high and low level units, laminate work surfaces, 1.5 bowl ceramic sink unit with mixer tap, glazed display units, Bosch eye level oven and microwave, five ring ceramic hob and dishwasher, built-in breakfast bar, part tiled walls, tiled flooring, recessed lighting, superb views.



Upper Level

UTILITY ROOM: 9' 8" x 7' 8" (2.95m x 2.34m) Range of units, stainless steel sink unit, plumbed for automatic washing machine, vented for tumble dryer.

CLOAKROOM: Low flush WC, pedestal wash hand basin, access to garage.

OFFICE/STUDY: 18' 0" x 11' 9" (5.49m x 3.58m) May be used as a bedroom or games room, laminate wood flooring, superb views.

DINING ROOM: 16' 0" x 12' 5" (4.88m x 3.78m) Parquet wood flooring, exceptional views.



FAMILY ROOM: 15' 5" x 11' 4" (4.7m x 3.45m) Granite open fireplace with raised hearth, large picture window with superb views overlooking Larne Lough and beyond.

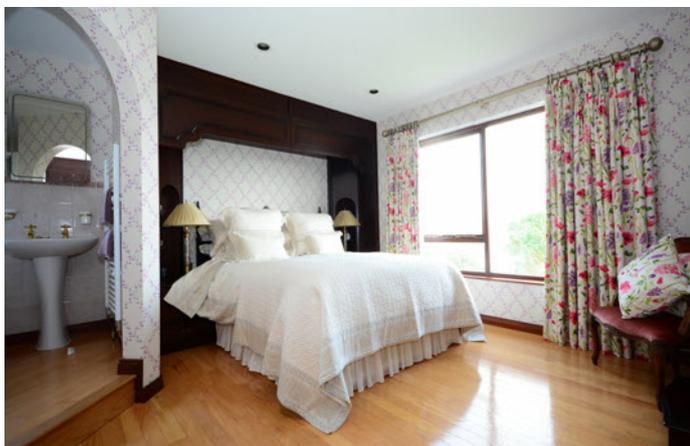


GALLERY AREA:

LANDING: Access to roofspace via Slingsby ladder.

MASTER BEDROOM: 15' 0" x 14' 1" (4.57m x 4.29m) Range of built in bedroom furniture including robes, drawers and shelving, large picture window enjoying views. Feature arch to . . .

ENSUITE SHOWER ROOM: White suite comprising low flush WC, pedestal wash hand basin, bidet, panelled bath and separate tiled shower area with thermostatically controlled shower fitting, feature mirror with lighting.



Lower Level

BEDROOM (2): 12' 3" x 8' 5" (3.73m x 2.57m) Laminate wood flooring.



BATHROOM: Contemporary white suite comprising low flush wc, wall mounted wash hand basin, panelled bath and corner shower enclosure, feature mirror with lighting, tiled walls, tiled flooring.



BEDROOM (3): 12' 6" x 11' 5" (3.81m x 3.48m) Laminate wood flooring, superb views.

BEDROOM (4): 11' 5" x 11' 4" (3.48m x 3.45m) Laminate wood flooring, superb views.



LOUNGE/DRAWING ROOM: 20' 8" x 15' 3" (6.3m x 4.65m) Attractive wood flooring, feature fireplace with living flame gas fire, attractive cornicing, French doors opening onto garden and patio.



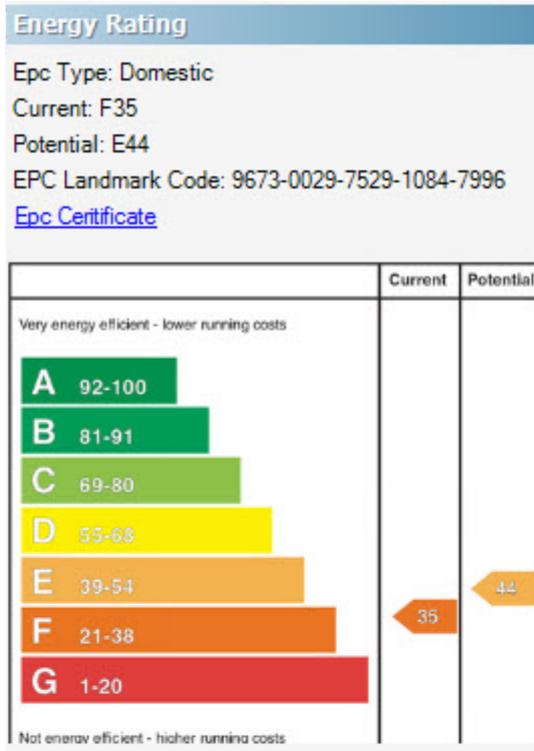
Large hotpress/storage area with light.

Outside

Extensive landscaped gardens laid in lawns with flower beds, shrubs and mature trees, patio areas, sweeping brick pavior driveway with ample parking areas, superb views, security lighting, outside water tap.

INTEGRAL DOUBLE GARAGE: 19' 6" x 19' 6" (5.94m x 5.94m) Central vacuum system, oil fired boiler, light and power.





Location:

Leaving Larne on the A2 Shore Road travel through the village of Glynn and continue towards Maghermorne and the property is on the left hand side shortly after Maghermorne train station.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

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