



We are delighted to offer for sale the substantial detached family home, that's located in an quiet cul-de-sac position. The property is right in the heart of a well established and highly sought after residential location.

The property offers generous well-proportioned accommodation throughout which is further enhanced by the many fine features that overall would lend itself ideally to cater for all those family requirements. Briefly comprising of a lounge, living room, dining room, kitchen and utility room on the ground floor, on the first floor is a master bedroom with en-suite shower room, three further bedrooms and a bathroom. Externally is a driveway leading to garage and a enclosed rear garden.

Recent sales in this particular area have proved extremely popular and with all this fine home has to offer in the way of location and accommodation it will appeal to a wide range of buyers, thus early viewing is essential to appreciate it in its entirety.

Offers Over  
£195,000

2 Linden Crescent,  
LARNE,  
BT40 2SA

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Viewing by  
appointment  
through agent  
028 9066 3030



- Substantial detached family home
- Situated in an established residential area cul-de-sac
- Three ground floor reception rooms
- Fitted kitchen with casual dining area
- Utility room and downstairs wc
- Four well proportioned bedrooms
- Master with ensuite shower room
- Family bathroom with shower & bath
- Driveway parking leading to garage
- Front garden & enclosed rear garden in lawns & patios
- In need of some modernisation
- Sought after location



The Property Comprises:

### Ground Floor

Solid wood front door with double glazed side panel to . . .

ENTRANCE HALL: 1.5 height with Velux window giving additional natural light, wood effect laminate floor, large cloaks cupboard.

LOUNGE: 19' 10" x 14' 4" (6.05m x 4.36m) (at widest points). Wall mounted electric fire, dual aspect views, wood effect laminate floor.



LIVING ROOM: 13' 4" x 11' 12" (4.06m x 3.65m) Views to front of house.



DINING ROOM: 12' 8" x 11' 11" (3.87m x 3.64m) Built-in shelving, views to rear.





KITCHEN: 15' 9" x 11' 11" (4.79m x 3.63m) Range of high and low level units, work surfaces, 1.5 bowl stainless steel sink unit with drainer, tiled splash back, space for cooker, plumbed for dishwasher, space for fridge. Space for casual dining area, ceramic tiled floor, dual aspect views.



Door to . . .

UTILITY ROOM: 9' 9" x 9' 5" (2.98m x 2.88m) Range of high and low level units, stainless steel sink unit with drainer, plumbed for washing machine, vented for tumble dryer, space for freezer, work surfaces, tiled splash back, solid wood door to rear garden.



DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, tiled splash back, ceramic tiled floor.

## First Floor

LANDING: Large walk-in hotpress with shelving, access to roofspace.

MASTER BEDROOM: 17' 4" x 11' 11" (5.29m x 3.64m) Excellent range of built-in robes, views to front.

ENSUITE SHOWER ROOM: Cpmprising shower unit, low flush wc, pedestal wash hand basin, part tiled walls, Velux window.



BEDROOM (2): 12' 1" x 11' 6" (3.68m x 3.51m) View to front.



BEDROOM (3): 10' 7" x 9' 11" (3.22m x 3.03m) Built-in robe.

BEDROOM (4): 9' 4" x 7' 5" (2.85m x 2.27m) Velux window.





BATHROOM: Comprising corner bath, shower unit with Mira electric shower, low flush wc, pedestal wash hand basin, part tiled walls, pine tongue and groove walls, Velux window.



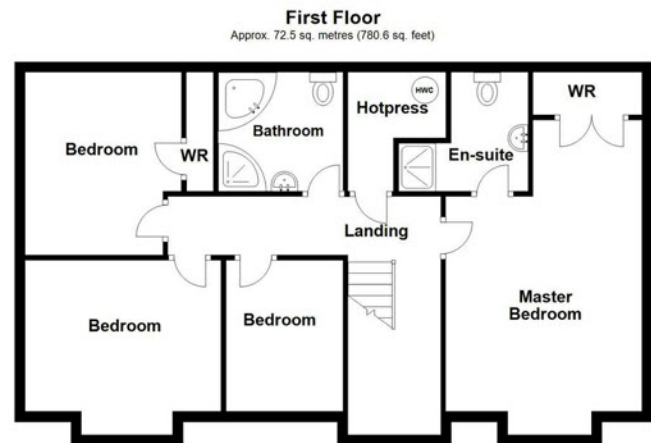
Outside

Driveway parking for several cars leading to . . .

INTEGRAL GARAGE: 20' 4" x 10' 0" (6.20m x 3.06m) Up and over door, light and power, oil fired boiler.

Front garden laid in lawn, range of shrubs and bushes. Secure rear garden bordered by garden fence and hedges, mixture of laid lawns and patio areas.





Total area: approx. 173.4 sq. metres (1866.3 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

Location:

Travel up the Ballyboley Road, past the MOT centre on the left, at the T-junction turn right into the cul de sac and number 2 is on the right hand side.

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Energy Rating

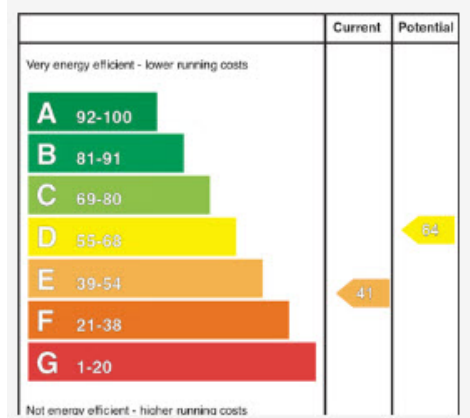
Epc Type: Domestic

Current: E41

Potential: D64

EPC Landmark Code: 3306-4519-1102-0404-8306

[Epc Certificate](#)



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