

21B GLENBURN ROAD LARNE BT40 3HA



Detached house with flexible family accommodation
 Three / four bedrooms, two / three reception rooms
 15' x 12' lounge with double doors to kitchen diner
 Feature fireplace with wood surround and cast iron inset
 Generous 25' kitchen open plan to dining area
 Kitchen boasts matching Island
 Dining area with double doors to rear garden
 Utility room and downstairs shower room
 Family room / bedroom four
 Master bedroom boasts en-suite shower room
 Family bathroom with white suite
 Gardens at rear laid to lawn, front garden laid to lawn with a range of fruit trees
 Driveway providing parking for three / four cars
 Double glazed windows in upvc frames & oil fired heating system
 Village location convenient to Larne
 Excellent throughout, viewing essential

Offers Around £239,950

Tenure: Freehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515

PRS Property Redress Scheme

OFT Approved code



Entrance Hall

Door to front aspect, staircase with oak open tread style stairs, radiator, tiled floor, doors to



Lounge

15'4 x 12'5

Double glazed window to front aspect, feature fireplace with cast iron inset and granite hearth, radiator, double doors to



Kitchen/Diner

25'3 x 14'5

Open plan Kitchen to dining room, double glazed window to rear aspect, double glazed double doors to rear garden. Excellent range of high and low level units with roll edge worktops, inset 1.5 sink and drainer with mixer tap over, range style chimney extractor fan, built-in dishwasher, Island with roll edge worktops and storage units under. Radiator, ceramic tiled floor, door leading to



Utility Room

Double glazed window to side aspect, door to rear garden, range of low level storage units, door to



Downstairs Shower Room

Wet room style shower room with white suite, low flush Japanese style toilet, pedestal sink, PVC panelled walls



Family Room/Bedroom four

15'4 x 11'9
Double glazed window to front aspect, radiator

Stairs & Landing

Airing cupboard, door leading to



Bedroom one

12'4 x 12'3 max
Double glazed window to front aspect, radiator, door to

En Suite

En suite shower room, velux window to rear aspect, white suite comprising low flush WC, pedestal sink, shower cubicle with shower over, radiator, fully tiled walls, ceramic tiled floor



Bedroom two

15'0 x 9'9

Double glazed window to front aspect, radiator



Bedroom three

11'9 x 9'8

Velux window to rear aspect, radiator



Family Bathroom

Velux window to rear aspect, white suite comprising low flush WC, pedestal sink, paneled enclosed corner bath, radiator, fully tiled walls, ceramic tiled floor



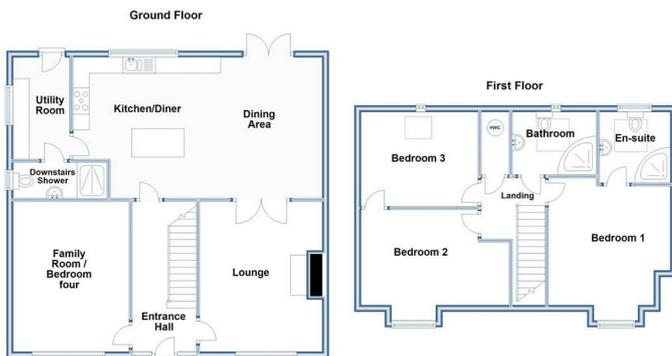
Gardens and Grounds

At the rear of the property there is a fully enclosed garden part lead to lawn part lead to patio. At the front of the property there is a driveway and a garden to lawn.

Floor Plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

Thinking of Selling?

Call us for a free valuation

028 9336 5986

www.ulsterpropertysales.co.uk **UPS**

THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
CALL US FOR A FREE NO OBLIGATION
VALUATION

UPS CARRICKFERGUS
T: 028 93365986
E:carrickfergus@ulsterpropertysales.co.uk

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

REF: 17932115

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

REF: 17932115

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

REF: 17932115

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

REF: 17932115

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515

