



## 90 Glenarm Road, Larne, BT40 1DS

- Period, Detached, Family Home
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite Shower Room
- Private Driveway; Integral Double Garage
- Immaculately Presented Throughout
- Five Bedroom; Three+ Reception
- Utility Room; Furnished Cloakroom
- Gas Heating; Double Glazing
- Generous Sized, Mature Gardens
- Convenient Location

Offers Over £385,000

EPC Rating D





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood, glass panelled front door with matching fanlight over. Tiled floor.  
Hardwood, glass panelled door with matching side screens, all finished in stained glass, with matching glazed fanlight over.

#### ENTRANCE HALL

Herringbone style timber flooring. Stairwell to first floor. Feature height ceiling with coving, continuing throughout majority of home.

#### CLOAKROOM

Tiled floor.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Half panelling to walls. Tiled floor.

#### LOUNGE 22'2" x 11'4"

Dual aspect windows. Contemporary glass fronted gas fire in marble fireplace with matching hearth.

#### FAMILY ROOM 15'1" x 11'3"

Stone clad, inglenook recess with cast iron wood burning stove on granite hearth. Timber flooring



## SUN LOUNGE 23'11" x 8'11" (wps)

PVC double glazed French doors with matching side screens leading to rear garden. Tiled floor. Access to cloakroom with gas fired central heating boiler. Access to integral garage. Access to utility room and kitchen.

## KITCHEN WITH INFORMAL DINING AREA 18'9" x 14'0"

Luxury fitted kitchen with range of low level storage units with contrasting, solid quartz work surface. Inlaid stainless steel 1.5 bowl sink unit. Integrated gas hob with extractor hood over. Integrated oven and microwave oven. Space for American style fridge freezer. Glass front display cabinet Solid quartz splashback to walls. Tiled floor. Dual aspect windows. PVC double glazed French doors leading to rear garden.

## UTILITY ROOM 8'11" x 6'5"

Range of low level fitted storage units with contrasting, granite effect, melamine work surface. Ceramic sink unit. Plumbed and space for washing machine. Space for tumble drier. Fully tiled walls. Tiled floor.

## FIRST FLOOR

### LANDING

Stained glass feature window to half landing. Stairwell to second floor.

### PRINCIPAL BEDROOM 15'1" x 11'2"

Fitted wardrobes in mirrored panelled sliding doors. Exposed tongue and groove timber flooring.

### EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Electric shower. Part tiling to walls. Tiled floor.

### BEDROOM 2 11'1" x 10'4"

Exposed tongue and groove timber flooring.

### BEDROOM 3 11'4" x 11'1" (wps)

Exposed tongue and groove timber flooring.

### BEDROOM 4 9'3" x 5'11"

Exposed tongue and groove timber flooring.

### DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising tile encased bath, separate fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Part tiling to walls. Tiled floor. Access to store.

## SECOND FLOOR

### LANDING

### BEDROOM 5 17'5" x 9'2"

Access to under eaves storage. Exposed tongue and groove timber flooring.

### EXTERNAL

Double gates leading to generous sized private driveway area finished in asphalt. Front garden finished in lawn and range of mature shrubs and trees.

Tiled entrance porch.

External lighting.

Further driveway area to rear via double gates.

Large, fully enclosed rear garden finished in lawn, decorative stone and paved patio areas and wide array of mature plants, trees and shrubbery.

Outside tap.

### INTEGRAL DOUBLE GARAGE 18'0" x 16'0"

Power operated PVC coated roller shutter door. Separate access to house. Power and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS







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.



**Immaculately presented, five bedroom/three+ reception, period, detached home with double garage, occupying a prime site off Glenarm Road, Larne.**

**The property comprises entrance hall, lounge, family through dining room, sun lounge, kitchen with informal dining area, luxury fitted kitchen, utility room, furnished cloakroom, five bedrooms, to include principal en suite, and deluxe family bathroom, with contemporary, white, four piece suite.**

**Externally, the property enjoys private driveway, finished in asphalt, integral double garage, and generous gardens front and rear, finished in lawn, patio areas and mature plants, trees and shrubbery.**

**Other attributes include gas heating, double glazing, many original features throughout, and convenient location.**

**Early viewing highly recommended.**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements