



Brian
Todd
.co.uk

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⁽¹⁾
3325 ft²
308.9 m²

Reduced headroom
179 ft²
16.6 m²

(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.

GIRAFFE360

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		



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