



## MCCAREYS LOANEN, LARNE OFFERS OVER £300,000

**SSTC**

Another unique property in a highly sought after location that we have the privilege of bringing to market. A bungalow in private large grounds with exceptional countryside and Sea views.

Early viewing is strongly recommended.

Detached Bungalow with Sea views.  
Situated on a very large and level plot.  
Tucked away in McCareys Loanen affording privacy,  
yet minutes from all local amenities.  
Large bright windows in all rooms with fabulous Coastal scenes from the rear -  
Its elevated location allows countryside views across to Sallagh and exceptional Sea views all along our Coastline and across the Irish Sea toward Scotland.  
Large rooms currently presented as;  
Lounge / Dining  
Family Living Room  
Kitchen  
Three Bedrooms  
Bathroom  
Front and Rear porches  
Office / Workshop  
Integral garage  
Lovingly cared for throughout its lifetime, this property is ready for its next chapter.  
It offers so much adaptable accommodation plus has the potential for further development (subject to necessary approvals)  
I expect anyone viewing this property would be proud to call it their forever home.

Parking options: Driveway, Garage, Off Street  
Garden details: Front Garden, Private Garden, Rear Garden

## **Ground Floor**

### **Front Porch**

Spacious porch with PVC double glazing door, full length double glazed windows and attractive brick feature walls.

### **Entrance hall**

Access to Large open attic space. Storage cupboard.

### **Lounge/diner**

w: 6.61m x l: 3.15m (w: 21' 8" x l: 10' 4")

Fabulous large room with Dual aspect windows making this such a bright and spacious space. Opening onto

### **Kitchen**

w: 3.96m x l: 2.9m (w: 13' x l: 9' 6")

Good range of high and low level units with ample work top space.

Built in eye level cooker, hob and stainless steel extractor over.

Hotpress.

Plumbed for washing machine or dishwasher.

Opens onto rear porch with sliding patio door to rear garden.

### **Living room**

w: 5.43m x l: 3.62m (w: 17' 10" x l: 11' 11")

Another very large Living / Lounge space with dual aspect windows. and an open fireplace. The rear window is cornering round the side gable giving the panoramic sea views that gives this its Wow factor. The binoculars sitting in the window bay tell you all you need to know.

### **Bedroom 1**

w: 3.41m x l: 2.61m (w: 11' 2" x l: 8' 7")

### **Bedroom 2**

w: 3.38m x l: 2.65m (w: 11' 1" x l: 8' 8")

### **Bedroom 3**

w: 2.61m x l: 2.12m (w: 8' 7" x l: 6' 11")

### **Bathroom**

w: 2.65m x l: 2.14m (w: 8' 8" x l: 7' )

Coloured suite comprising low flush WC, pedestal wash hand basin, sunken bath with electric shower over. Tiled floor to ceiling.

### **Rear Porch**

### **Workshop / Office**

w: 3.6m x l: 3.51m (w: 11' 10" x l: 11' 6")

another room - another picture window ! What a superb place to work, study or enjoy your hobbies in

### **Integral Garage**

w: 5.12m x l: 3.62m (w: 16' 10" x l: 11' 11")

Great size integral garage with electric up and over door, light and power

### **Outside**

A well maintained very generous plot with sweeping driveway and lawns.

Ample tarmac parking, and turning, allows space for numerous cars, boat storage, caravan etc.

The Front lawns are large and bordered by mature trees and hedging, giving total privacy and the benefit of uninterrupted use of this great out door space.

The side lawns are also wide with ample space for outbuildings or various uses.

The rear gardens are benefitting from this elevated position above Ballycraigy Road providing beautiful countryside and sea views in all directions. The garden here is easily accessible from the Kitchen and living accommodation, making it great space for indoor /outdoor living and enjoying the sun all day.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.

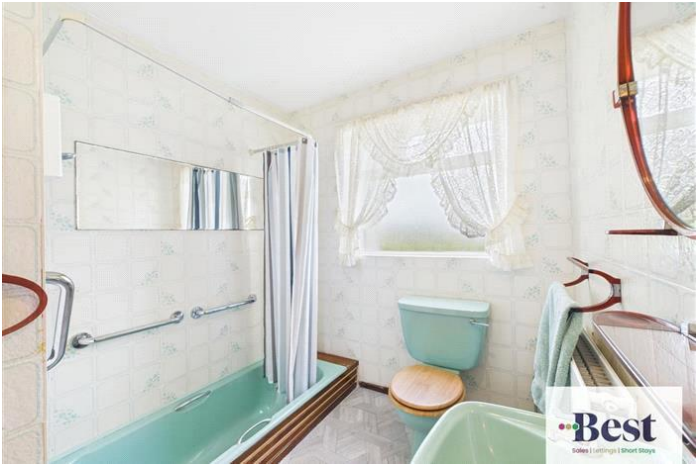
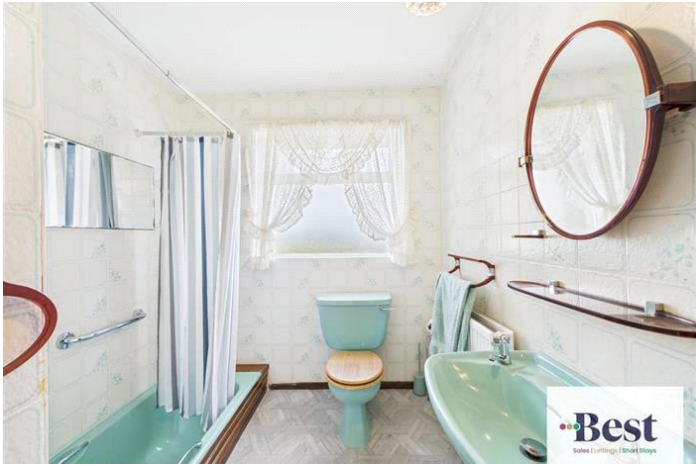
















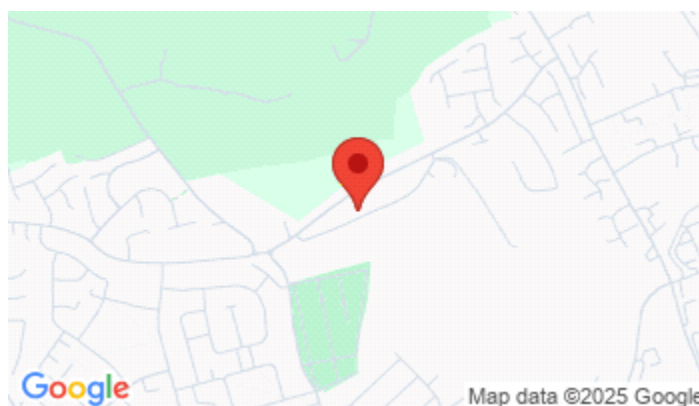


Approximate total area<sup>®</sup>  
1413 ft<sup>2</sup>  
131.2 m<sup>2</sup>

(†) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.