



## THE RODDENS, LARNE OFFERS OVER £194,950

An exceptional SIX bedroom terrace with lots of original features - oh did I mention fireplaces ??

This is just one of those houses that feels warm and welcoming from the minute you open the door. Freshly painted throughout and loads of space, this is just crying out for its next family to move in

Excellent Mid Terrace Property with character features throughout  
Exceptionally spacious  
Two reception rooms with Fireplaces  
Kitchen / Dining with stove  
Six bedrooms over floors two and three  
Family Bathroom  
Shower Room  
Utility / Laundry Room  
Raised enclosed patio area from kitchen. - ideal for entertaining  
Large Garden laid in lawn with outbuilding  
Minute proximity to Larne Town Centre  
Walking distance to many schools, bus train etc

Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

## **Ground Floor**

### **Front Porch**

Attractive Panelling. Feature tiled flooring. PVC door with side panels leading to

### **Entrance hall**

Large bright hallway with original wood flooring and feature staircase

### **Lounge**

w: 6.63m x l: 4.19m (w: 21' 9" x l: 13' 9")

(measurement into Bay )

Beautiful large family room with bay window providing lots of natural light. High ceilings with Cornicing and coving. Original marble effect fireplace, Black cast iron inset, feature tiling and tiled hearth. Attractive brick chimney breast. Wall lights. Wood strip flooring

### **Living room**

w: 3.83m x l: 3.76m (w: 12' 7" x l: 12' 4")

Another fab family room with coving and cornicing. Feature fireplace with stove inset, black tiled hearth. Decorative wall lighting. Natural tiled flooring.

### **Kitchen**

w: 5.94m x l: 3.66m (w: 19' 6" x l: 12' )

Very spacious kitchen / Dining room with another feature stove. Good range of high and low level cream units with laminate work surfaces. One and half bowl stainless steel sink. Eye level double oven, four ring hob and black extractor over. Integrated Fridge freezer, integrated dishwasher. Pull out larder. Ample space for dining. Built in seating area. Lots of light from dual aspect windows and a glazed side door to the patio. Under stairs storage. Part tiled walls and tiled flooring.

## **FIRST FLOOR:**

### **Landing**

Stairs to first and second floors with feature sweeping staircase with beautiful ornate mahogany balustrade and spindles.

### **Bathroom**

w: 3.7m x l: 2.82m (w: 12' 2" x l: 9' 3")

White suite comprising low flush WC, pedestal wash hand basin with chrome taps, attractive panelled bath with mixer tap and telephone shower head. Separate shower quadrant with red ring electric shower. Tiled shower cubicle, part tiled walls and tiled flooring.

### **Utility**

w: 2.47m x l: 1.75m (w: 8' 1" x l: 5' 9")

situated conveniently on the first floor landing this space is plumbed for washing machine, houses gas boiler and has ample storage and shelving for traditional hotpress items to serve all bedrooms

### **Landing**

#### **Bedroom 1**

w: 6.11m x l: 4.34m (w: 20' 1" x l: 14' 3")

Absolutely beautiful room with dual windows including another big bay. Features a decorative marble effect fireplace and original features again. Very large and bright room

#### **Bedroom 2**

w: 3.98m x l: 3.74m (w: 13' 1" x l: 12' 3")

Great room. Brick Chimney with feature decorative fire surround

### **Landing**

#### **Shower Room**

w: 2.47m x l: 2.09m (w: 8' 1" x l: 6' 10")

White suite comprising low flush WC, pedestal wash hand basin, corner shower cubicle with Mira electric shower. Access to attic

**Bedroom 3**

w: 3.7m x l: 2.57m (w: 12' 2" x l: 8' 5")

**Landing****Bedroom 4**

w: 4.05m x l: 3.45m (w: 13' 3" x l: 11' 4")

**Bedroom 5**

w: 4.59m x l: 2.62m (w: 15' 1" x l: 8' 7")

L shape. Second attic access

**Bedroom 6**

w: 3.49m x l: 3.42m (w: 11' 5" x l: 11' 3")

**Outside**

Front Garden

Fully enclosed laid in stone with concrete pathay.

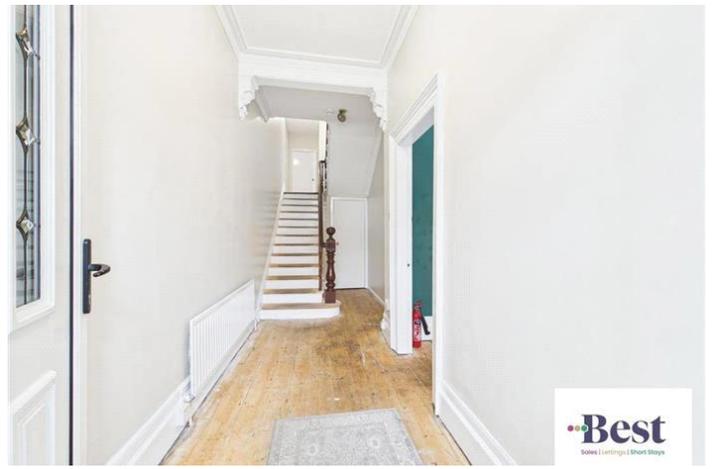
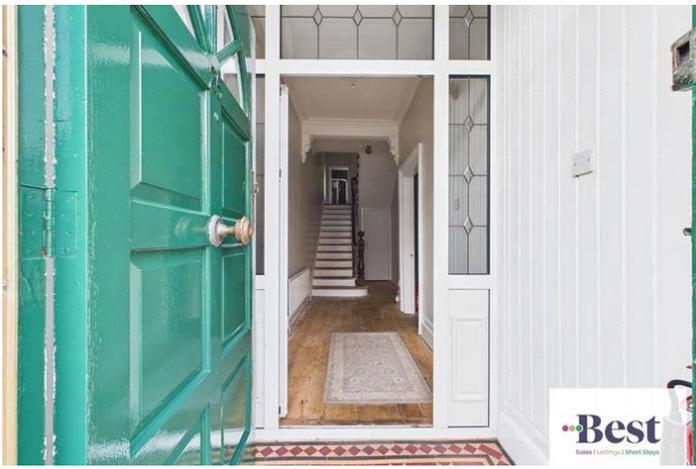
Rear

paved area fully enclosed with plant pots and beds. Providing a raised terrace for chilling, eating or entertaining.

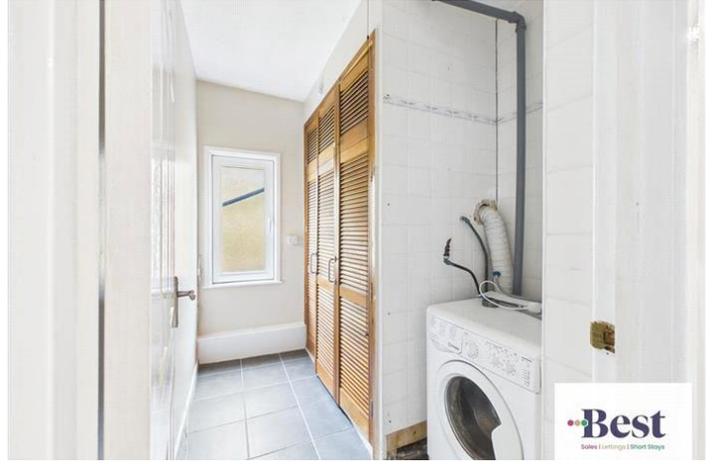
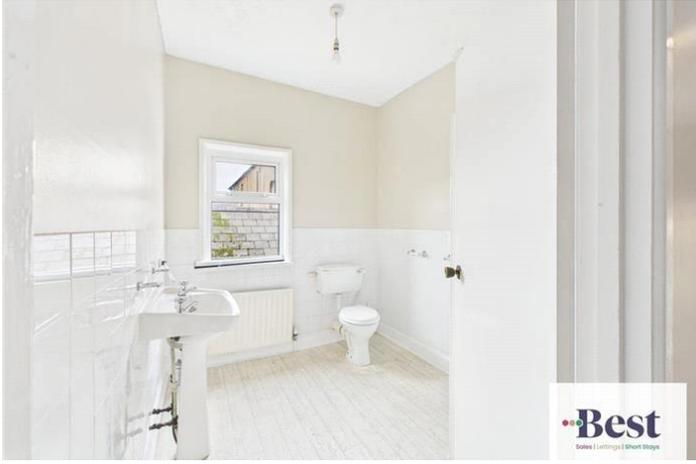
Steps down to a right of way leading to a very large rear garden laid in lawn. Decking.

Outbuilding / Store area below

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.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	66
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.