



Brian
Todd
.co.uk

4 The Oaks, Ballyboley Road, Larne, BT40 2UB

Offers Over £279,950

FEATURES

- **SPACIOUS DETACHED FAMILY RESIDENCE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **UPSTAIRS RECARPETED**
- **IMPRESSIVE FEATURE FLOATING STAIRWAY**
- **TWO RECEPTION ROOMS**
- **LUXURY FITTED KITCHEN - INTEGRATED APPLIANCES**
- **FAMILY BATHROOM - SEPARATE SHOWER CUBICLE**
- **FOUR BEDROOMS**
- **DRESSING ROOM/STUDY**
- **EN SUITE SHOWER ROOM**
- **PRIVATE REAR GARDEN WITH FEATURE PATIO**
- **LOW MAINTENANCE FRONT AREA**
- **GARAGE**
- **CONTEMPORARY STANDARD OF FINISH THROUGHOUT**

Occupying an excellent corner site within this highly desirable residential location, it is a pleasure to offer for sale, this contemporary style detached villa.

Only a short drive to Larne Town and within easy reach of the main A8 Larne to Belfast Road, this well presented and maintained family residence affords well planned and proportioned living accommodation, designed to suit most families needs and requirements.

Benefiting from a very private rear garden in artificial lawn and patio feature, the property has a low maintenance front area and garage with roller door.

Highly recommended, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

An impressive entrance featuring floating stairway and tiled flooring.

GUEST W.C.

Incorporating push button W.C. and feature floating vanity wash hand basin.

LOUNGE:

An impressive room, with feature fireplace and floor tiling.

DINING ROOM:

Floor tiling. patio doors to rear garden area.

KITCHEN:

Modern range of fitted upper and lower level units complete with island console. Integrated gas hob, double oven, extractor fan, dishwasher and fridge/freezer. Sink with mixer taps. Plumbed for automatic washing machine. Floor tiling.

FAMILY AREA:

Floor tiling.

First Floor

LANDING:

MASTER BEDROOM:

Fitted robes.

EN-SUITE:

Incorporating push button W.C., vanity wash hand basin and double shower cubicle. Towel radiator. Floor tiling.

DRESSING ROOM/STUDY:

May be used as fifth bedroom.

BEDROOM (2):

BEDROOM (3):

BEDROOM (4):

BATHROOM:

Incorporating push button W.C., vanity wash hand basin, panelled bath and double shower cubicle. Feature radiator. Floor tiling.

Outside

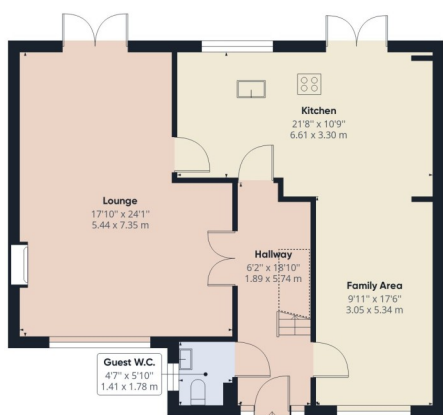
GARAGE:

With roller door.

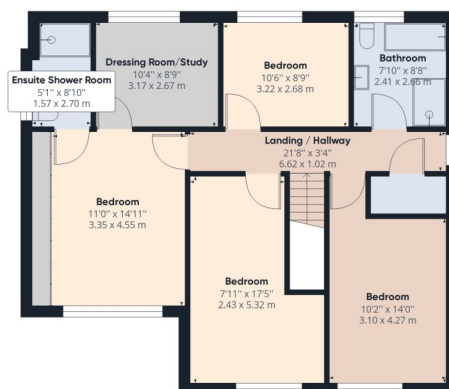
GARDENS:

Very private rear garden with artificial lawn and feature patio. Low maintenance front area.

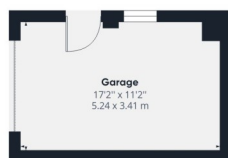




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2062.94 ft²
191.65 m²

Reduced headroom

15.35 ft²
1.43 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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028 2827 9477

2 Upper Main Street, Larne, BT40 1SX