



## 58 Larne Road

Ballynure, Ballyclare, BT39 9UB

Offers Over £189,950



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## ACCOMMODATION

### ENTRANCE PORCH

PVC double glazed front door with matching side screens.

### ENTRANCE HALL

Hardwood glazed internal door with side screens. Solid wood flooring. Access to store with alarm panel. Access to roof space.

### LOUNGE

16'3 x 10'7 (4.95m x 3.23m)

Focal point open fire with stone surround on tiled hearth. picture window to front elevation enjoying countryside views.

### DINING ROOM

11'8 x 10'7 (3.56m x 3.23m)

### KITCHEN WITH INFORMAL DINING AREA

15'8 x 9'11 (4.78m x 3.02m)

Fitted kitchen with high and low level storage units and contrasting work surfaces. Matching breakfast bar area. Integrated appliances to include eye level Neff grill and oven and Bosch 4 ring electric hob with extractor fan over. Composite 1.5 bowl sink unit. Fully tiled walls and tiled floor. Views over Ballyboley Forest to the rear.

### UTILITY ROOM

9'7 x 4'10 (2.92m x 1.47m)

Matching low level storage units. Space for washing machine, tumble dryer and fridge freezer. Internal door to attached garage. PVC double glazed rear door to garden. Tiled floor.

## ATTACHED GARAGE

16'4 x 9'7 (4.98m x 2.92m)

Up and over door. Power and light.

### BEDROOM 1

10'8 x 10'1 (3.25m x 3.07m)

Wall to wall fitted wardrobes. Views over Ballyboley Forest.

### BEDROOM 2

12'0 x 10'8 (3.66m x 3.25m)

### BEDROOM 3

10'1 x 9'8 (3.07m x 2.95m)

Views over Ballyboley Forest.

## FAMILY BATHROOM

Fitted 4 piece suite comprising panelled bath, shower cubicle with mains shower over, pedestal wash hand basin and WC. Access to hot press. Fully tiled walls and tiled floor.

## EXTERNAL

Gardens to the front, side and rear in lawn with patio area and array of mature trees and shrubs.

Twin private driveways in tarmac one with cast iron entrance gates.

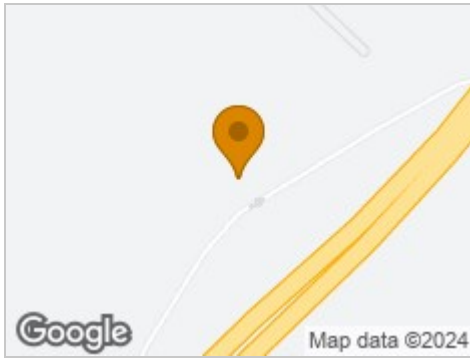
Boiler house with oil fired central heating boiler (installed 2022).

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.



## Road Map



## Hybrid Map



## Terrain Map



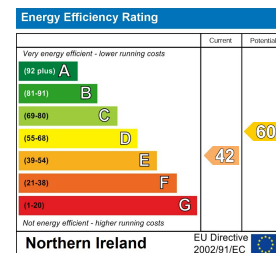
## Floor Plan



## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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