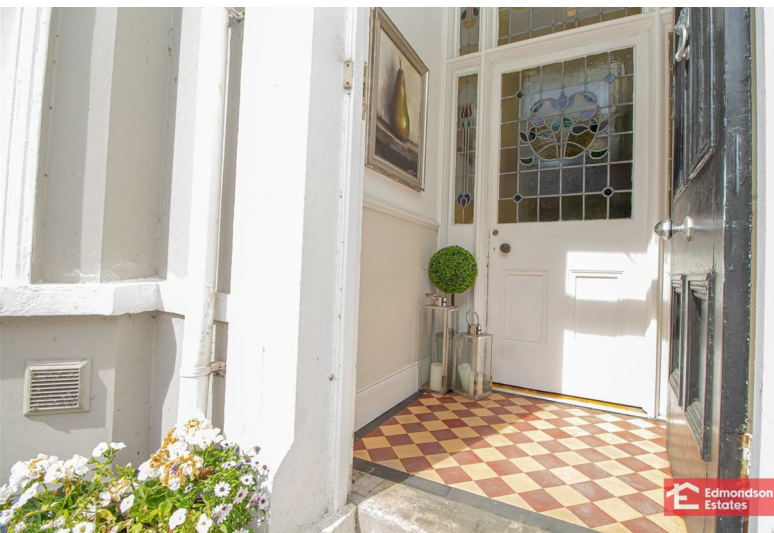




## 16 Glenarm Road

Larne, BT40 1BP

Offers Around £164,950



# 16 Glenarm Road

, Larne, BT40 1BP

Offers Around £164,950



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Hardwood front door with fan light over. Victorian mosaic floor tiles. Hardwood internal door to hallway with stained glass window.

#### ENTRANCE HALL

Quality wood laminate floor covering. Stairwell to upper floors. Access to store. Decorative corning and ceiling rose continuing throughout the property.

#### LOUNGE

18'0 x 11'10 (5.49m x 3.61m)

Focal point cast iron fireplace with painted slate surround. Bow bay window to front elevation.

#### DINING ROOM

11'7 x 11'3 (3.53m x 3.43m)

Quality wood laminate floor covering.

#### KITCHEN

13'4 x 8'1 (4.06m x 2.46m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting granite effect work surfaces. Integrated eye level Belling grill and oven, 4 ring electric hob with stainless steel extractor fan over. Stainless steel 1.5 bowl sink unit. Space for low level fridge and dishwasher. PVC double glazed side door to enclosed patio area. Part tiled walls and tiled floor.

#### UTILITY ROOM

10'6 x 9'11 (3.20m x 3.02m)

Matching units and work surface to kitchen. Space

for washing machine, tumble dryer and fridge freezer. Stainless steel sink unit. Oil fired central heating boiler (pressurized system). PVC double glazed rear door.

#### SHOWER ROOM

Modern fitted three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin and WC. Tiled floor.

#### SPLIT LEVEL FIRST FLOOR

#### DELUXE FAMILY BATHROOM

Deluxe, modern fitted 4 piece suite comprising freestanding bath, shower cubicle with mains shower and drench showerhead over, pedestal wash hand basin and WC. Decorative feature fireplace with timber surround. Access to roof space.

#### FURNISHED CLOAKROOM

Modern fitted 2 piece suite comprising semi-pedestal wash hand basin and WC. Access to store.

#### BEDROOM 1

17'11 x 14'3 (5.46m x 4.34m)

widest points. Decorative feature fireplace with marble surround. Twin windows to front elevation.

#### BEDROOM 2

11'7 x 10'9 (3.53m x 3.28m)

Decorative feature fireplace.

#### SECOND FLOOR

#### LANDING

### BEDROOM 3

12'7 x 8'8 (3.84m x 2.64m)

### BEDROOM 4

12'9 x 8'10 (3.89m x 2.69m)

Decorative feature fireplace. Access to roof space.

### BEDROOM 5

11'6 x 9'0 (3.51m x 2.74m)

### FURNISHED CLOAKROOM

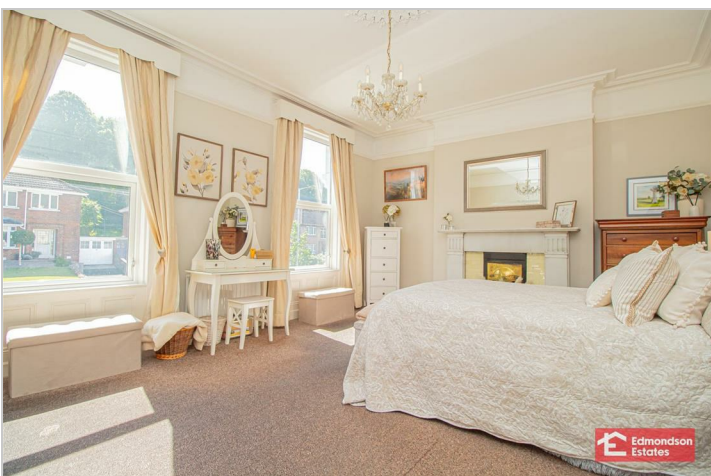
Modern fitted 2 piece suite comprising pedestal wash hand basin and WC.

### EXTERNAL

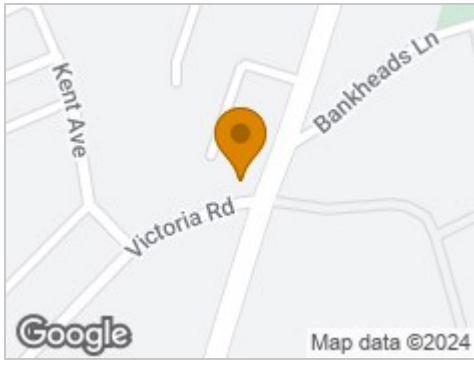
Enclosed rear yard area.

Rear garden in lawn with south west facing aspect.

Gated front yard.



## Road Map



## Hybrid Map



## Terrain Map



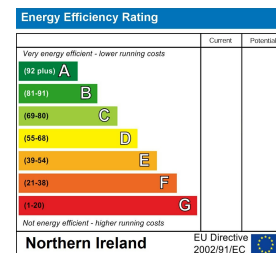
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.