



**Brian
Todd**
.co.uk

15 Beech Grove, Larne, BT40 2DL

Offers Around £324,950

FEATURES

- **DETACHED VILLA**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **QUIET CUL DE SAC POSITION**
- **STUNNING VIEWS TO THE SURROUNDING COUNTRYSIDE**
- **THREE RECEPTION ROOMS**
- **MODERN FITTED KITCHEN**
- **SEPARATE UTILITY ROOM**
- **DOWNSTAIRS GUEST W.C.**
- **FAMILY BATHROOM - SEPARATE SHOWER CUBICLE**
- **FIVE BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **DOUBLE GARAGE**
- **ENCLOSED REAR GARDEN IN LAWN**
- **FRONT GARDEN IN LAWN**

Occupying a quiet cul de sac position, and affording stunning views to the surrounding countryside, it is a pleasure to offer for sale, this deceptively spacious detached villa, which is most definitely a credit to its present owners.

Offering excellent versatile living accommodation, the property comprises of three reception rooms, modern fitted kitchen, separate utility room, downstairs guest W.C., bathroom, five bedrooms and ensuite shower room.

Externally, the property benefits from an enclosed rear garden, which enjoys lovely views to the surrounding countryside, whilst to the front has an easily managed and maintained garden, and to the side a superb double garage with driveway.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

GUEST W.C.: Incorporating W.C. and wash hand basin.

LOUNGE: Feature high mantle fireplace. French doors through to:-

FAMILY ROOM: Patio doors to rear garden.

DINING ROOM:

KITCHEN: Modern range of fitted upper and lower level units. Integrated gas hob, oven, extractor fan, microwave and dishwasher. One and half bowled stainless steel sink unit. Slate flooring.

UTILITY ROOM: Fitted sink. Plumbed for automatic washing machine.

First Floor

BEDROOM (1): Laminate wood flooring.

BATHROOM: White suite incorporating W.C., wash hand basin and panelled bath. Separate shower cubicle. Wall and floor tiling.

BEDROOM (2): Laminate wood flooring.

BEDROOM (3): Laminate wood flooring.

BEDROOM (4): Good range of fitted robes. Laminate wood flooring.

ENSUITE SHOWER ROOM: White suite incorporating W.C., wash hand basin and separate shower cubicle.

BEDROOM (5): Laminate wood flooring.

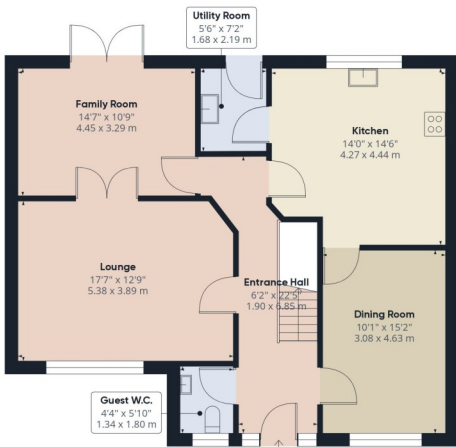
Outside

DOUBLE GARAGE: Electric roller door.

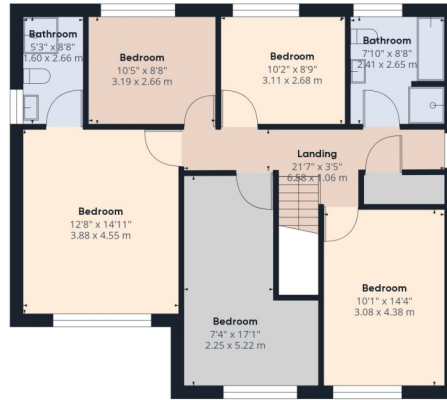
GARDENS: Front garden in lawn.

Rear garden which enjoys stunning views to the surrounding countryside.

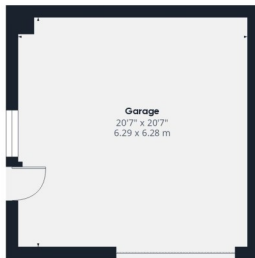




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area[®]
2246.64 ft²
208.72 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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028 2827 9477

2 Upper Main Street, Larne, BT40 1SX