



**Brian
Todd**
.co.uk

14 Loranville, Larne, BT40 2AY

Offers Around £225,000

FEATURES

- **DETACHED FAMILY RESIDENCE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE WITH FEATURE FIRE-PLACE AND MULTI FUEL BURNING STOVE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **UTILITY ROOM**
- **FIVE BEDROOMS - INCLUDING MASTER BEDROOM WITH ENSUITE SHOWER ROOM**
- **WHITE BATHROOM SUITE**
- **INTEGRAL GARAGE WITH ROLLER DOOR**
- **SPACIOUS REAR GARDEN IN LAWN WITH FEATURE PATIO**
- **BRICK PAVIOUR DRIVEWAY - GENEROUS PARKING**
- **VIEWS TO THE SURROUNDING COUNTRYSIDE**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**
- **EXCELLENT PRESENTATION THROUGHOUT**

Only a short distance to the main upgraded A8 Larne to Belfast Road, and situated within easy reach of local amenities and Town Centre, this is an impressive detached residence with integral garage.

Presented and decorated to an exceptional high standard throughout, the property affords well planned and proportioned living accommodation, comprising of five bedrooms, one with en suite shower room, spacious lounge, modern fitted kitchen with integrated appliances, separate utility room, and family bathroom.

Surrounded by well tended gardens, in lawn, with feature patio area, and complete with integral garage with roller door, this contemporary style home comes highly recommended.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL: A bright entrance area complete with tiled flooring.

SEPARATE WC: White suite incorporating W.C. and wash hand basin.

LOUNGE: Feature high mantle fireplace with multi fuel burning stove.

KITCHEN WITH BREAKFAST AREA: (max). Superb range of upper and lower level fitted units. Integrated electric hob, oven, stainless steel extractor fan, fridge/freezer and dishwasher. Stainless steel sink unit. Part wall tiling. Tiled flooring. French doors to rear garden area.

UTILITY ROOM: Range of fitted units. Stainless steel sink unit. Plumbed for automatic washing machine. Access to integral garage and rear garden.

First Floor

LANDING: With storage cupboard. Access to roof space.

MASTER BEDROOM:

ENSUITE SHOWER ROOM: Incorporating low level W.C., pedestal wash hand basin and separate shower cubicle with electric shower. Tiled flooring.

BEDROOM (2): Access to roof space.

BEDROOM (3):

BEDROOM (4):

BEDROOM (5): Built in storage.

BATHROOM: Modern white suite incorporating low level W.C., pedestal wash hand basin and panelled bath. Separate shower cubicle with thermostatically controlled shower. Feature PVC walls to shower area. Tiled flooring.

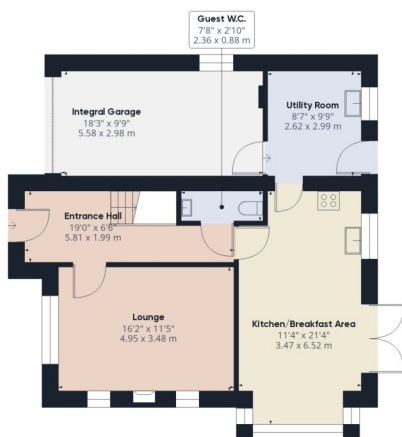
Outside

INTEGRAL GARAGE: With roller door. Light and power.

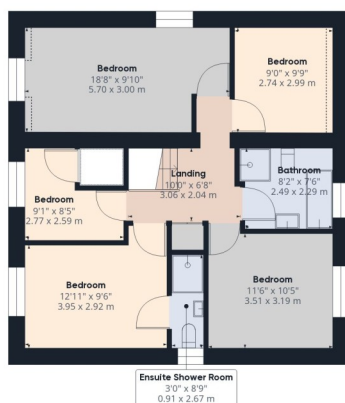
GARDENS: Spacious rear garden in lawn with feature decking area. Views to the surrounding countryside.

Front garden in decorative paviour paving which provides parking for two cars.





Floor 0



Floor 1

Approximate total area¹⁾

1559.27 ft²

144.86 m²

Reduced headroom

98.27 ft²

0.85 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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