



**Brian
Todd**
.co.uk

82 Croft Manor, Ballygally, Larne, BT40 2RX

Offers Around £289,950

FEATURES

- **DETACHED FAMILY RESIDENCE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - HIGH MANTLE FIREPLACE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **CASUAL DINING AREA**
- **SPACIOUS SUN ROOM**
- **UTILITY ROOM AND GUEST W.C.**
- **FOUR BEDROOMS**
- **FAMILY BATHROOM - WHITE SUITE**
- **ENSUITE SHOWER ROOM**
- **PRIVATE REAR GARDEN IN LAWN WITH TWIN PATIO FEATURES**
- **LOW MAINTENANCE FRONT GARDEN**
- **INTEGRAL GARAGE WITH DRIVEWAY**
- **FURTHER TAR MAC DRIVEWAY TO SIDE**
- **HIGHLY DESIRABLE RESIDENTIAL LOCATION**

Situated in the picturesque seaside village of Ballygally, it is a pleasure to offer for sale, this spacious detached family residence, located in the highly desirable Croft Manor development.

Affording excellent living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, casual dining area, superb sun room, which overlooks the rear garden, utility room, guest W.C., family bathroom, four bedrooms and ensuite shower room with twin feature floating wash hand basins.

Externally, the property benefits from an integral garage with driveway, separate tar mac driveway, which provides parking for several cars, low maintenance front garden in decorative pebbles and shrubs and enclosed rear garden in artificial lawn with twin paviour patio features.

Within easy reach of the local amenities, the property is only a short stroll to the local beach and famous Antrim Coast Road.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

Feature fireplace. Wood flooring.

KITCHEN/DINING ROOM:

Excellent range of modern fitted upper and lower level units. Integrated electric hob, NEFF oven, extractor fan, microwave, dishwasher and wine fridge. Floor tiling. Casual dining area with floor tiling. Through to:-

SUN ROOM:

A spacious relaxing room, with views to the rear garden. Wood flooring and spot lighting.

UTILITY ROOM:

Range of upper and lower level units.

Fitted sink unit. Plumbed for automatic washing machine. Floor tiling.

GUEST W.C.:

First Floor

BATHROOM:

Modern white suite incorporating W.C., feature floating wash hand basin and panelled bath. Wall and floor tiling.

MASTER BEDROOM:

Wood flooring.

ENSUITE SHOWER ROOM:

Modern white suite incorporating W.C., twin feature floating wash hand basins and separate shower cubicle.

BEDROOM (2):

Integrated storage. Laminate wood flooring.

BEDROOM (3):

Integrated storage. Laminate wood flooring.

BEDROOM (4):

Laminate wood flooring.

Outside

INTEGRAL GARAGE:

With driveway.

GARDENS:

Low maintenance front garden with decorative shrubs and pebbles.

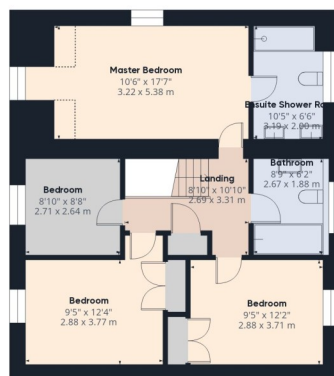
Tar mac driveway to side with parking for several cars.

Enclosed rear garden laid in artificial lawn with twin paviour patio features.





Floor 0



Floor 1

Approximate total area

1831.7 ft²
170.17 m²

Reduced headroom

13.59 ft²
1.26 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	53 E	
21-38	F		
1-20	G		



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