



**Brian
Todd**
.co.uk

34 Brustin Brae Road, Larne, BT40 2LN

Offers Around £299,950

FEATURES

- **IMMACULATELY PRESENTED DETACHED BUNGALOW**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE WITH WOOD BURNING STOVE**
- **MODERN FITTED KITCHEN**
- **CONSERVATORY/UTILITY AREA**
- **FAMILY BATHROOM - MODERN WHITE SUITE**
- **FOUR BEDROOMS**
- **GUEST W.C.**
- **GARAGE**
- **SPECTACULAR VIEWS TO THE NORTH CHANNEL, GLENS OF ANTRIM, SCOTLAND SURROUNDING COUNTRYSIDE**
- **WELL TENDED GARDENS WITH MATURE SHRUBS, PATIO FEATURE WITH COVERED BARBEQUE AREA**
- **MUCH SOUGHT AFTER LOCATION**
- **ELEVATED POSITION**

Occupying a mature, elevated position and affording panoramic views to the North Channel, Glens of Antrim, surrounding countryside and Scotland, this is most definitely a superb opportunity for the discerning purchaser, to acquire this impressive, well presented and maintained detached bungalow.

Offering spacious well planned and proportioned living accommodation, the property comprises of a family lounge, modern fitted kitchen with integrated appliances, conservatory/utility area, four bedrooms and family bathroom.

Benefiting from a garage, the property has a well tended front garden with mature shrubs, whilst, to the rear, an impressive garden laid to lawn and complete with an abundance of mature shrubs and trees, patio feature with covered barbeque area and two storage sheds, one with light and power.

Property rarely avails the Open Market, along this much sought after stretch of road, we therefore recommend an early viewing to avoid disappointment.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL: Laminate wood flooring.

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

LOUNGE: A well presented comfortable family area with decorative picture rail, feature fireplace with wood burning stove and laminate wood flooring. Panoramic views to the North Channel, Glens of Antrim and Scotland.

KITCHEN: Modern range of fitted upper and lower level units including breakfast bar. Integrated twin electric ovens, large hob and extractor fan. Stainless steel sink unit. Casual dining area which affords stunning views to the Sallagh Braes.

CONSERVATORY/UTILITY AREA: Again, lovely views to the surrounding countryside. Plumbed for automatic washing machine and dishwasher.

BEDROOM (1): Built in wardrobe.

BEDROOM (2):

BEDROOM (3):

BEDROOM (4):

BATHROOM: Modern white suite incorporating low level W.C., pedestal wash hand basin, panelled bath and double shower cubicle with electric shower attachment. Part wall tiling.

Outside

GARAGE:

GARDENS: Front garden, laid to lawn with mature shrubs.

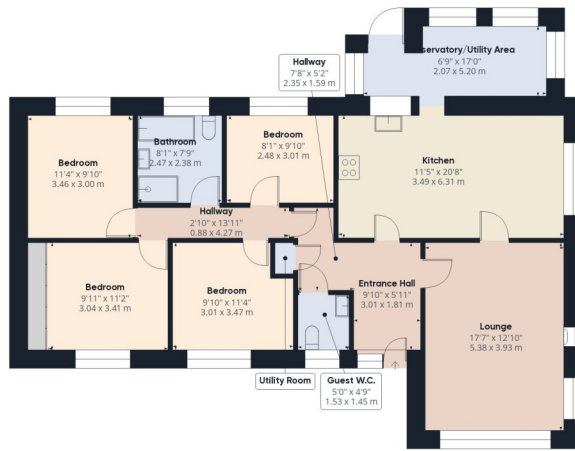
Driveway with parking for several cars.

Impressive rear garden laid to lawn with an abundance of mature shrubs and trees.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1461.51 ft²
135.78 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 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	55 D	68 D
39-54	E		
21-38	F		
1-20	G		



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