

Brian A Todd

RESIDENTIAL & COMMERCIAL ESTATE AGENTS | VALUERS | MANAGEMENT | CONSULTANTS

73 Main St, Larne,

BT40 1HH

T : 028 2827 9477

E: info@briantodd.co.uk

www.briantodd.co.uk



FEATURES

- CONTEMPORARY AND EXTENDED FAMILY RESIDENCE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- THREE RECEPTION ROOMS PLUS SUN ROOM
- LUXURY FITTED KITCHEN - INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM - BELFAST SINK
- DOWNSTAIRS WET ROOM

O.A. £285,000

5 CRAIGANBOY PARK, GLYNN, LARNE

Occupying a truly spacious yet private corner site, within this highly desirable residential location in the picturesque village of Glynn, approximately 2.5 miles south of Larne.

This cleverly detached and extended family residence affords ample and versatile living accommodation to suit most families needs and requirements.

Comprising of four reception rooms, including a beautiful sun room, to the rear, luxury fitted kitchen, separate utility room, wet room, four bedrooms, family bathroom and ensuite shower room, this well appointment property is most definitely a credit to its present owners.

Nestling on a quiet site, the property has excellent wrought iron entrance gates, leading to an spacious tar mac driveway, parking area, front lawn and is bounded by a hedge on one side and traditional stone wall on the other.

To the rear, the property enjoys privacy, and has a delightful garden laid to lawn with paviour patio feature. Highly recommended, this beautiful family residence is sure to impress.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

With tiled flooring.

ENTRANCE HALL:

A welcoming reception area with solid wood flooring and walk in store complete with automatic light.

LOUNGE:

14' 6" x 13' 3" (4.42m x 4.04m)

A lovely room overlooking the front garden. High mantle fireplace with slate hearth and open fire. Solid wood flooring. Decorative coved ceiling and ceiling rose. Double opening glass doors through to:

DINING ROOM:

13' 6" x 9' 0" (4.11m x 2.74m)

Solid wood flooring. Through to:-

SUN ROOM:

14' 3" x 13' 3" (4.34m x 4.04m)

Complete with Inglenook style fireplace, high mantle and slate hearth. Multi fuel burning stove. Solid wood flooring.

FAMILY ROOM:

12' 0" x 11' 9" (3.66m x 3.58m)

Again, with solid wood flooring. This room could be adapted to suit other uses including a home office.

KITCHEN:

19' 0" x 10' 9" (5.79m x 3.28m)

Luxury range of fitted units complete with granite worktops. Integrated extractor fan, dishwasher and fridge. Space for AGA cooker. Sunken spot lighting and high gloss floor tiling.

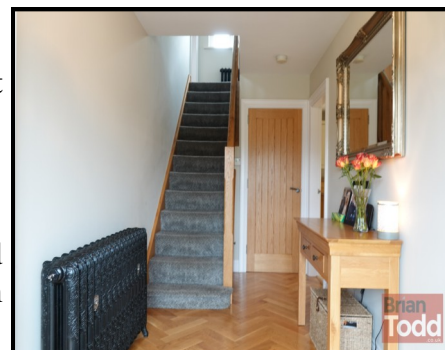
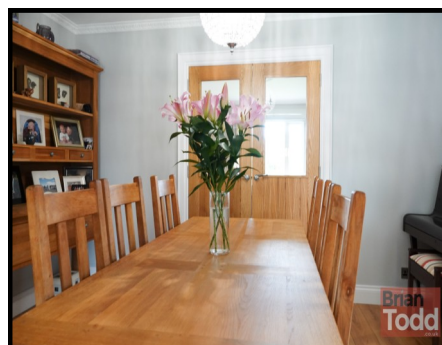
UTILITY ROOM:

Fitted units complete with wooden worktops and "Belfast" sink. High gloss floor tiling.

WET ROOM:

5' 9" x 5' 3" (1.75m x 1.6m)

Incorporating push button W.C., pedestal wash hand basin and walk in wet room cubicle. Tiled flooring.



First Floor

LANDING:

A spacious "L" shaped landing with window.

BATHROOM:

9' 0" x 7' 0" (2.74m x 2.13m)

Modern white suite incorporating W.C., vanity wash hand basin and panelled bath with shower attachment. Towel radiator. Part wall tiling. Hotpress.



MASTER BEDROOM:

13' 6" x 12' 6" (4.11m x 3.81m)

ENSUITE SHOWER ROOM:

Modern white suite incorporating push button W.C., vanity wash hand basin and separate shower cubicle. P.V.C. ceiling.



BEDROOM (2):

12' 0" x 11' 9" (3.66m x 3.58m)

BEDROOM (3):

11' 6" x 10' 0" (3.51m x 3.05m)

BEDROOM (4):

8' 6" x 8' 3" (2.59m x 2.51m)



Outside

GARAGE:

15' 3" x 11' 6" (4.65m x 3.51m)

Roller door. Light and power.

UTILITY ROOM:

Off the garage, this area has a fitted sink, hot and cold water supply and plumbed for automatic washing machine. Floor tiling.

GARDENS:

Impressive front garden area on approach to this stunning property, complete with wrought iron entrance gates and matching post box. Ample room for parking on a spacious tar mac driveway. Garden area laid to lawn. Boundary wall and hedging.

Private and enclosed rear garden laid to lawn and complete with paviour patio feature.



These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

EPC RRN: 9505-7256-7629-3490-0533

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.