



**Brian
Todd**
.co.uk

15 The Woods, Larne, BT40 1BF

Offers Around £459,950

FEATURES

- **SPLIT LEVEL DETACHED FAMILY RESIDENCE - SPACIOUS CORNER SITE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **BEAM VACUUM SYSTEM**
- **ALARM SYSTEM**
- **FULL FIBRE BROADBAND**
- **ELECTRIC CAR CHARGING POINT**
- **STUNNING FAR REACHING PANORAMIC COASTAL VIEWS**
- **FIVE RECEPTION ROOMS - INCLUDING SUN ROOM AND OFFICE/STUDY AREA**
- **LUXURY FITTED KITCHEN WITH GRANITE WORKTOPS - INTEGRATED APPLIANCES**
- **TWO GUEST W.C. ROOMS**
- **UTILITY ROOM**
- **FAMILY BATHROOM - WITH FREE STANDING BATH AND DOUBLE SHOWER CUBICLE**
- **FOUR BEDROOMS**
- **TWO ENSUITE SHOWER ROOMS**
- **INTEGRAL DOUBLE GARAGE - ONE WITH ELECTRIC DOOR**
- **IMPRESSIVE WELL TENDED GARDENS LAID TO LAWN - FEATURE DECORATIVE PAVED PATIO FEATURE AND SUMMER HOUSE**
- **HIGHLY DESIRABLE RESIDENTIAL LOCATION - END CUL DE SAC**

Occupying a mature corner site at the end of a quiet cul de sac location, it is a pleasure to offer for sale this beautifully presented and maintained split level detached family residence.

Affording panoramic views to the surrounding area, North Channel, Mull of Kintyre and beyond, this impressive family home, provides deceptive living accommodation over three levels, which will no doubt lend itself to most families needs and requirements.

The accommodation comprises of three reception rooms, sun room, office/study area, luxury fitted kitchen, utility room, two guest W.C.'s, four bedrooms, family bathroom and two ensuite shower rooms.

Externally, the property provides plenty of space, to include meticulously well tended gardens laid to lawn, paved driveway with parking for several cars, large enclosed rear garden with feature decorative paved patio, summer house and well tended gardens in lawn. This excellent rear garden area, again, affords panoramic views to the surrounding area, Ballygally Head, North Channel, Mull of Kintyre and beyond.

Only a short drive to Larne Town, the property is within easy reach of the famous Antrim Coast Road with local beaches and Country Park close to hand.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL: Stunning wide reception area with spindle staircase.

GUEST W.C.:

KITCHEN: Luxury range of fitted upper and lower level units including Granite worktops. Integrated hob, "eye" level double oven, extractor fan, dishwasher. Floor tiling. Spot and recessed lighting.

SUN ROOM: A lovely relaxing area, which affords breathtaking views to Ballygally Head, Mull of Kintyre and beyond.

UTILITY ROOM: Range of fitted units. Stainless steel sink unit. Plumbed for automatic washing machine and dishwasher. Floor tiling. Part wall tiling.

GUEST W.C.:

DOUBLE GARAGE: With electric door. Storage and sink.

First Floor

OFFICE/STUDY AREA:

BEDROOM (1): Laminate wood flooring. Stunning views to the Coast, North Channel and Scotland.

ENSUITE SHOWER ROOM: Modern white suite incorporating push button W.C., vanity wash hand basin and separate shower cubicle. Wall and floor tiling.

LOWER GROUND FLOOR:

LOUNGE: High mantle fireplace with a multi fuel burning stove. Spot lighting.

DINING ROOM:

FAMILY ROOM: Spot lighting.

BEDROOM (2):

BEDROOM (3): Laminate wood flooring.

BEDROOM (4):

ENSUITE SHOWER ROOM: Modern white suite incorporating push button W.C., vanity wash hand basin and separate shower cubicle. Wall and floor tiling.

BATHROOM: Modern white suite incorporating free standing bath, W.C., feature floating vanity wash hand basin and double shower cubicle. Wall and floor tiling.

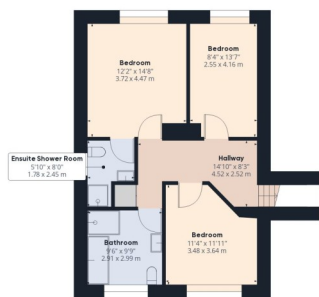
Outside

DOUBLE GARAGE: Complete with one electric door, storage and sink

GARDENS: Meticulously well tended front garden laid to lawn.

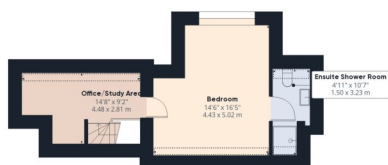
Spacious paved driveway providing parking for several cars. Superb large decorative paved patio feature to the rear, with summer house and again, well tended gardens laid to lawn. Stunning panoramic views to the surrounding area, Ballygally Head, North Channel, Mull of Kintyre and beyond.





Approximate total area⁽¹⁾
2756.79 ft²
256.11 m²

Reduced headroom
55.87 ft²
5.19 m²



(1) Excluding balconies and terraces

⌊ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	64 D
39-54	E		
21-38	F		
1-20	G		



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