



**Brian
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.co.uk

35 Huntersbuoy, Larne, BT40 2HH

Offers Around £254,950

FEATURES

- **SPACIOUS DETACHED BUNGALOW**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **ALARM SYSTEM**
- **TWO RECEPTION ROOMS**
- **STYLISH SUN ROOM - WOOD FLOORING**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SEPARATE UTILITY ROOM**
- **THREE BEDROOMS**
- **FAMILY BATHROOM - SEPARATE SHOWER CUBICLE**
- **GARAGE - ROLLER DOOR**
- **ENCLOSED REAR GARDEN IN DECORATIVE PEBBLES AND FLAGGED PATIO FEATURE**
- **FRONT GARDEN IN DECORATIVE PEBBLES**
- **PAVIOUR DRIVEWAY**
- **VIEWS TO THE COAST**
- **CHAIN FREE**

Occupying a spacious corner site, within this highly desirable residential location and enjoying views to the Coast, this is a delightful opportunity for one to acquire this well presented and decorated detached bungalow.

Affording ample family living accommodation, the property comprises of two reception rooms, stylish sun room, fitted kitchen with integrated appliances, separate utility room, family bathroom with separate shower cubicle and three bedrooms.

Complete with garage and easily managed and maintained gardens laid in decorative pebbles and patio feature, this excellent property is sure to appeal.

Chain Free, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

With cloak store off.

LOUNGE: 15' 9" x 12' 4" (4.8m x 3.76m)

A bright family room, with plenty of light from a number of windows. Traditional style fireplace with gas fire inset.

Decorative coved ceiling.

DINING ROOM: 10' 9" x 10' 1" (3.28m x 3.07m)

Wood flooring. Patio doors.

SUN ROOM: 11' 9" x 9' 3" (3.58m x 2.82m)

Wood flooring. Views to the Coast. Patio doors leading to garden.

KITCHEN: 10' 10" x 10' 9" (3.3m x 3.28m)

Modern range of fitted upper and lower level units. Integrated electric hob, double oven and extractor fan. One and half bowled stainless steel sink unit.

UTILITY ROOM: 10' 9" x 5' 2" (3.28m x 1.57m)

Stainless steel sink unit. Plumbed for automatic washing machine.

BATHROOM: 8' 0" x 7' 6" (2.44m x 2.29m)

White suite incorporating panelled bath, wash hand basin and W.C. Separate shower cubicle.

BEDROOM (1): 15' 2" x 10' 0" (4.62m x 3.05m)

Range of fitted robes.

BEDROOM (2): 14' 8" x 11' 8" (4.47m x 3.56m)

BEDROOM (3): 14' 9" x 8' 1" (4.5m x 2.46m)

First Floor

ROOFSpace:

With access via a slingsby style ladder. Part floored.

Outside

GARAGE:

With Power. Roller door. Boiler housing.

GARDENS:

Decorative pebbled front garden.

Paviour driveway with ample provision for several cars.

Rear garden in decorative pebbles and flagged patio.



Spacious detached bungalow in a much sought after location, with stunning coastal views!



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 71 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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