



**Brian  
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.co.uk

**31 Glenburn Road, Glynn, Larne, BT40 3HA**

**Offers Around £229,950**

## FEATURES

- **DETACHED CHALET STYLE VILLA**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SEPARATE UTILITY ROOM**
- **DOWNSTAIRS BATHROOM**
- **FOUR BEDROOMS**
- **UPPER FLOOR SHOWER ROOM**
- **DETACHED GARAGE**
- **SPACIOUS DRIVEWAY WITH AMPLE PARKING**
- **NEAT AND TIDY FRONT AND REAR GARDENS LAID TO LAWN**
- **DECORATIVE PATIO FEATURE TO REAR**
- **POPULAR RESIDENTIAL LOCATION**

Occupying a spacious mature site, within the highly popular Glynn village, on the outskirts of Larne, this is a superb opportunity for the discerning purchaser to acquire this modern detached chalet style villa.

Affording well planned and proportioned, versatile living accommodation, the property comprises of two reception rooms, fitted kitchen, separate utility room, downstairs bathroom, four bedrooms and upper floor shower room.

Benefiting from a detached garage, driveway providing ample parking for several cars and front and rear gardens, laid to lawn, this excellent family home comes highly recommended.

Viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE PORCH:

With attractive Slate front.

#### ENTRANCE HALL:

Tiled flooring.

#### LOUNGE:

Complete with wood burning stove. Laminate wood flooring.

#### FAMILY ROOM:

Laminate wood flooring. Patio doors leading to rear garden.

#### KITCHEN:

Modern range of fitted upper and lower level units. Integrated hob, double oven and extractor fan. Floor tiling.

#### UTILITY ROOM:

Fitted sink. Plumbed for automatic washing machine.

#### BEDROOM (1):

Laminate wood flooring.

#### BATHROOM:

Incorporating panelled bath, wash hand basin and W.C.

Separate double shower cubicle. Heated towel rail. Floor tiling.

### First Floor

#### BEDROOM (2):

Laminate wood flooring.

#### BEDROOM (3):

#### BEDROOM (4):

Fitted robes.

#### SHOWER ROOM:

Incorporating W.C., wash hand basin and separate shower cubicle. Velux window.

### Outside

#### GARAGE: (Detached)

#### GARDENS:

Well tended front and rear gardens laid to lawn. Decorative patio feature to the rear.

Spacious driveway providing parking for several cars.

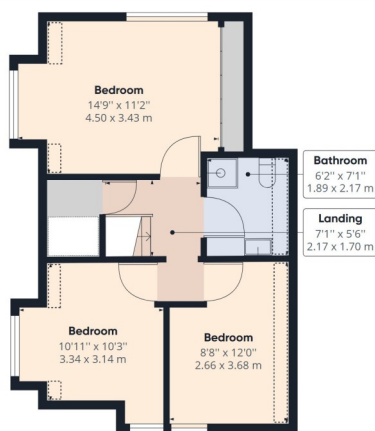




***This spacious family home is finished to a superb standard throughout, in the popular Glynn Village!***



Floor 0 Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

1376.40 ft<sup>2</sup>  
127.87 m<sup>2</sup>

**Reduced headroom**

30.65 ft<sup>2</sup>  
2.85 m<sup>2</sup>

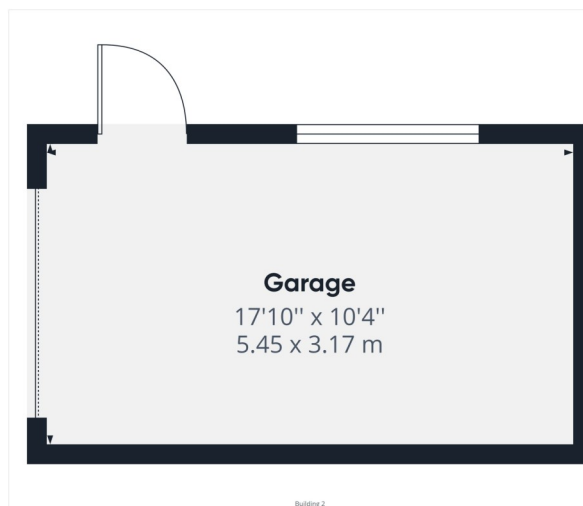
(1) Excluding balconies and terraces

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		



Approximate total area<sup>(1)</sup>  
191.58 ft<sup>2</sup>  
17.80 m<sup>2</sup>

(1) Excluding balconies and terraces

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