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42 Ballypollard Road, Maghermorne, Larne, BT40 3JA

Offers Around £194,950

FEATURES

- **GRADE 2 LISTED SEMI DETACHED PROPERTY**
- **OIL FIRED CENTRAL HEATING**
- **SINGLE GLAZING**
- **MANY ORIGINAL FEATURES RETAINED**
- **MATURE PLOT WITH SHARED SWEEPING DRIVEWAY**
- **VIEWS TO LARNE LOUGH**
- **ADJACENT WOODED AREA**
- **TWO RECEPTION ROOMS**
- **KITCHEN - WITH INTEGRATED APPLIANCES**
- **SHOWER ROOM**
- **TWO BEDROOMS**
- **MUCH SOUGHT AFTER SEMI RURAL LOCATION**
- **CHAIN FREE**

Approached by a sweeping shared laneway and bounded by a shady adjacent wooded area, this is a unique opportunity for the discerning purchaser to acquire this Grade Two listed property, occupying a mature setting in this popular semi rural location, on the outskirts of Larne.

Retaining many of its original features including decorative, high coved ceilings, feature fireplaces and sash windows, the property comprises of two reception rooms, kitchen, two bedrooms and shower room, the property enjoys views to Larne Lough and the surrounding countryside.

For those seeking a property of a bygone era and one which offers peace and tranquillity, this is indeed one not to be missed.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

Decorative floor tiling.

ENTRANCE HALL:

LOUNGE:

Feature fireplace with (LPG) gas fire. Bay window which enjoys views to Larne Lough. Decorative ceiling cornice and ceiling rose.

DINING ROOM:

Feature fireplace. Sash windows. High ceiling with decorative cornice.

KITCHEN:

Fitted upper and lower level units. Integrated electric hob and oven. Fitted Expelair.

First Floor

LANDING:

Storage area. Skylight.

BEDROOM (1):

Sash windows. Views to Larne Lough.

BEDROOM (2):

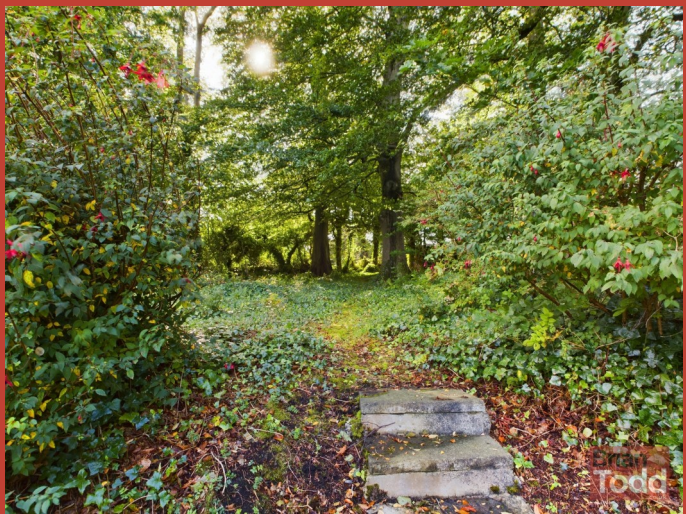
SHOWER ROOM:

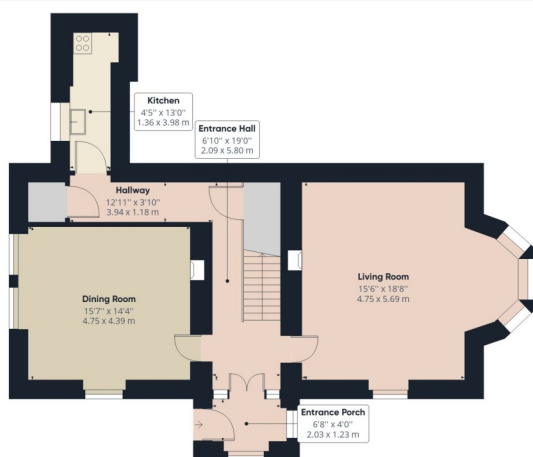
Incorporating low level W.C., wash hand basin and separate shower cubicle.

Outside

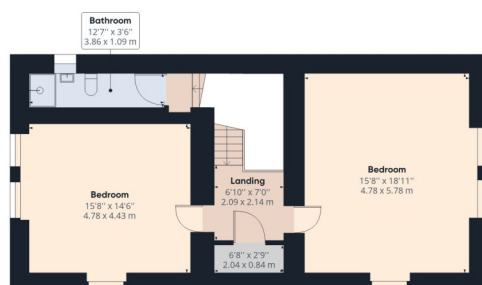
GARDENS:

Approached by a shared sweeping laneway, the property enjoys a private mature setting with an adjacent wooded area to the side, and views to Larne Lough and surrounding countryside.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1576.46 ft²
146.46 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		21 F
1-20	G	9 G	



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