



**Brian  
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.co.uk

**9 The Woods, Larne, BT40 1BF**

**Offers Around £324,950**

## FEATURES

- **DETACHED BUNGALOW WITH INTEGRAL GARAGE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **STUNNING VIEWS TO THE SURROUNDING AREA AND FAR REACHING COASTAL VIEWS**
- **LOUNGE WITH MULTI FUEL BURNING STOVE**
- **LUXURY FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SEPARATE UTILITY ROOM**
- **FAMILY BATHROOM - MODERN WHITE SUITE WITH SEPARATE SHOWER CUBICLE**
- **FOUR BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **REAR GARDEN LAID TO LAWN WITH FEATURE PAVIOUR PATIO AREA, MATURE SHRUBS, PLANTS AND HEDGING**
- **DECORATIVE PAVIOUR DRIVEWAY WITH PARKING FOR SEVERAL CARS**
- **FRONT GARDEN IN LAWN WITH MATURE SHRUBS, PLANTS AND HEDGING**

Affording stunning views to Ballygally Head, North Channel, Scotland and the surrounding area, it is a pleasure to offer for sale, this impeccably well presented and decorated detached bungalow.

Occupying a mature, elevated position, within this highly desirable residential location, this exceptional property offers generous well planned and proportioned living accommodation, which comprises of a lounge, luxury fitted kitchen with integrated appliances, casual dining area, utility room, family bathroom, four bedrooms and ensuite shower room.

Complete with integral garage and a spacious paviour driveway with ample car parking, the property is surrounded by mature well tended gardens laid to lawn and accompanied by an abundance of mature plants, shrubs and hedging, the property also, benefits from a feature paviour patio area to the rear, which again, affords stunning far reaching coastal views.

This is indeed a property not to be missed and one which comes highly recommended.

Viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

**ENTRANCE PORCH:** Floor tiling.

**ENTRANCE HALL:** A spacious, welcoming reception area, with spot lighting, leading through to:

**LOUNGE:** Feature fireplace with multi fuel burning stove. Laminate wood flooring. Spot lighting. Bay window.

**KITCHEN/DINING AREA:** A luxury range of fitted upper and lower level units complete with island consol and kicker board LED lighting. Integrated "NEFF" hob, electric oven, feature extractor fan and dishwasher. One and a half bowled sink unit. Casual dining area with feature patio doors leading to rear garden. Floor tiling.

**UTILITY ROOM:** A range of fitted units. Fitted sink. Plumbed for automatic washing machine and vented for tumble dryer. Floor tiling.

### MASTER BEDROOM:

**ENSUITE SHOWER ROOM:** Modern white suite incorporating W.C., wash hand basin and separate shower cubicle.

### BEDROOM (2):

**BEDROOM (3):** Complete with built in storage and bed. Laminate wood flooring.

### BEDROOM (4):

**BATHROOM:** Modern white suite incorporating push button W.C., vanity wash hand basin and panelled bath. Separate shower cubicle. Wall and floor tiling.

### Outside

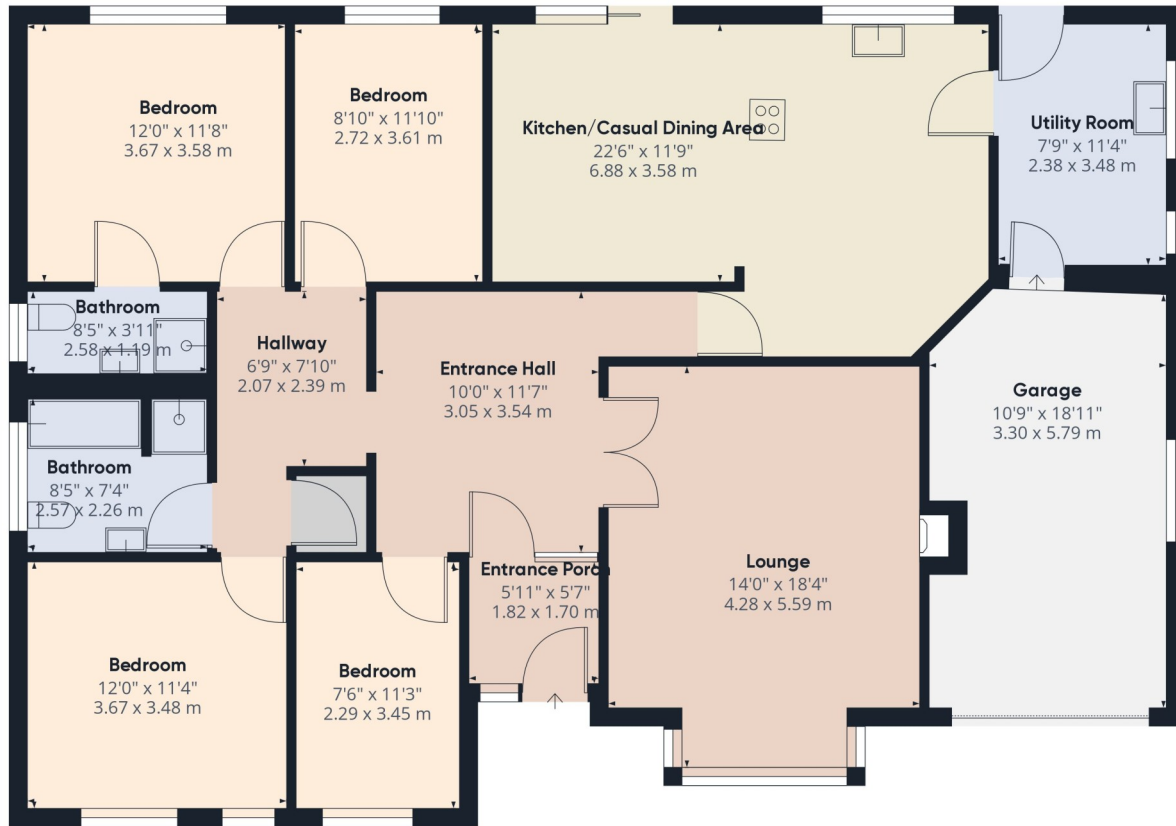
**GARAGE:** With roller door.

**GARDENS:** Neat and tidy front garden in lawn with mature shrubs and hedging.

Decorative paviour driveway with ample parking for several cars.

Excellent rear garden in lawn with an abundance of mature shrubs, plants and hedging. Decorative paviour patio feature, which affords far reaching coastal views.





Approximate total area<sup>(1)</sup>  
 1665.19 ft<sup>2</sup>  
 154.7 m<sup>2</sup>

(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



naea  
 propertymark

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

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