



SALE AGREED

## 14 Croft Manor

Ballygally, Larne, BT40 2RU





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Nest Estate Agents are thrilled to bring to market this superb detached family home in the highly regarded area of Croft Manor within Ballygally Village. This bungalow occupies a large site benefiting from ample indoor living space and beautiful front and rear gardens, a generous driveway and plenty of storage throughout. Offering great potential for the ideal family home in a peaceful location close to local amenities and situated along the idyllic county Antrim coastline. Internally the property offers three reception rooms, three bedrooms (one with en-suite), family bathroom, fitted kitchen, separate utility and large gardens. The stunning Ballygally beach is just a short walk away- perfect for dog walkers or those keen to enjoy evening beach walks and beautiful views. Plenty of local restaurants near by including the popular Ballygally hotel, parks such as Carnfunnock Country Park, Cairndhu Golf Club and within short distance to leading primary schools such as Cairncastle Primary School.

We anticipate high interest in this property and encourage early viewing. Contact our office today to arrange a personal viewing and speak to one of our agents on 028 9343 8090.

## HALLWAY

22'6 x 8'4 & 20'9 x 3'2 (6.86m x 2.54m & 6.32m x 0.97m)

Hardwood external door with glazed insets leading to large bright hallway.

## DINING ROOM

11'5 x 11'8 (3.48m x 3.56m)

Hardwood glazed french doors.

## STORAGE

6'1 x 2'1 (1.85m x 0.64m)

## HOT PRESS

6'1 x 4'4 (1.85m x 1.32m)

## KITCHEN

14'3 x 12'8 (4.34m x 3.86m)

Range of high and low level units with contrasting formica worktops. Tiled splashback. 1 1/2 stainless steel sink with drainer and chrome mixer taps. LED recessed unit spotlights. Plumbed for appliances. Tiled flooring. Access through to utility room.

## UTILITY

10'6 x 5'11 (3.20m x 1.80m)

## GARAGE

10'4 x 23'7 (3.15m x 7.19m)

## LIVING ROOM

12'4 x 18'11 (3.76m x 5.77m)

Feature open fire, tiled hearth and wooden surround. Large bay window.

## BEDROOM 1

16'7 x 10'8 (5.05m x 3.25m)

Built-in sliderobes.

## ENSUITE

7'4 x 7'5 (2.24m x 2.26m)

Three piece bathroom suite comprising low flush w/c, vanity unit with ceramic sink unit and chrome mixer tap. Partially tiled walls with mosaic border. Electric shower unit and chrome encloser. PVC multi-panels.

## BEDROOM 2

12' x 10'8 (3.66m x 3.25m)

## BEDROOM 3

11'9 x 10'8 (3.58m x 3.25m)

Tel: 02893438090

## BATHROOM

8'8 x 9'1 (2.64m x 2.77m)

Three piece family bathroom comprising panelled bath. Low flush w/c. Partially tiled walls. Ceramic tiled flooring

## SITTING ROOM

12'5 x 8'9 (3.78m x 2.67m)

## CONSERVATORY

12 x 12 (3.66m x 3.66m )

Ceramic tiled flooring. Hardwood French doors. uPVC frames and pedestrian glazed door leading to rear garden.

## OUTSIDE

Large private driveway finished in gravel offering off road parking for 3+ cars. Bordering privacy hedging. Front step finished in quarry tiles. Large enclosed rear garden finished in decorative stones and lawn. Range of mature shrubs and plants. This garden is the ideal space for family entertaining, offering plenty of space , peace and quiet with no direct overlooking neighbouring properties and the peace and tranquil sound of the nearby river.

We endeavour to make our sales particulars

accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.

Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email [hello@nestestateagents.com](mailto:hello@nestestateagents.com) or telephone 028 9343 8090.





Road Map



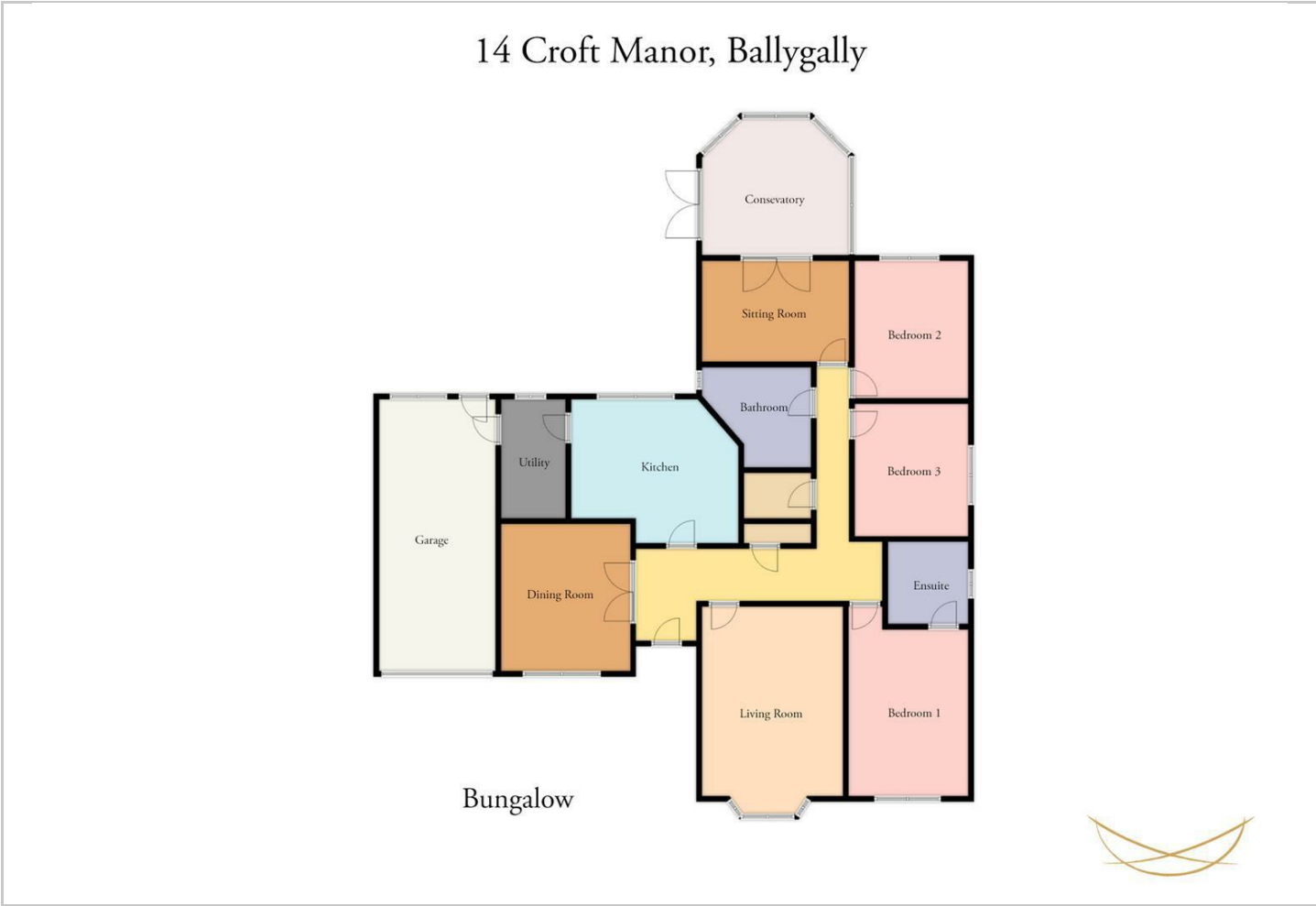
Hybrid Map



Terrain Map



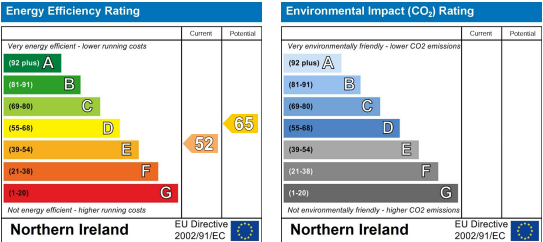
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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