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ESTATE AGENTS



12 Old Larne Road

Ballynure, Ballyclare, BT39 9QB

Offers over £325,000

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Nestled in the heart of the highly sought-after village of Ballynure, 12 Old Larne Road presents an exceptional opportunity to acquire a spacious and beautifully appointed four-bedroom detached family home. Ideally positioned within walking distance of the local Primary School, village shops and park, this impressive residence offers the perfect blend of convenience and family-friendly living.

The property enjoys excellent commuter links, with the nearby A8 providing easy access to Belfast City Centre, as well as the surrounding towns of Larne and Ballyclare. Internally, the home boasts four well-proportioned bedrooms, including a principal bedroom with ensuite shower room, together with three versatile reception rooms and a bright conservatory, offering ample space for modern family life.

Further accommodation includes a fitted kitchen, separate utility room, downstairs W/C and an integral garage with extensive first-floor storage above. Externally, the property occupies a generous wrap-around site, complemented by a substantial detached garage/workshop, providing excellent storage, workspace or hobby potential. This outstanding home is sure to appeal to growing families seeking both space and convenience in a desirable village setting.

HALLWAY
7'1 x 15'4 (2.16m x 4.67m)
Hard wood front door with glazed panels. Cornice ceiling.

LIVING ROOM
11'8 x 19'4 (3.56m x 5.89m)
Feature gas fire with tiled surround and contrasting hearth.

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

SNUG
8'1 x 11'8 (2.46m x 3.56m)
Laminate wood effect flooring.

CONSERVATORY
15'11 x 10'4 (4.85m x 3.15m)
Tiled flooring. Access to garden.

TOILET
7' x 4'8 (2.13m x 1.42m)
White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled walls.

FITTED KITCHEN
11'7 x 11'8 (3.53m x 3.56m)
Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with mixer taps and drainer. Integrated electric hob. Integrated extractor fan. Integrated eye level oven and grill. Space for fridge. Display cabinets. Tiled splashback. Breakfast bar area. Laminate wood effect flooring. Recessed spotlights.

REAR HALL
4'9 x 4'3 (1.45m x 1.30m)

UTILITY
11'3 x 4'10 (3.43m x 1.47m)
Low level units. Gas hob. Plumbed for washing machine. Space for fridge freezer. Tiled flooring.

GARAGE
15'7 x 18'2 (4.75m x 5.54m)
Electrical industrial roller. Light and power.

BEDROOM 1
11'8 x 11'10 (3.56m x 3.61m)
Built in sliderobes.

ENSUITE
6'11 x 4'5 (2.11m x 1.35m)
White suite comprising fully enclosed shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled walls. Tiled flooring.

BEDROOM 2
11'8 x 11'5 (3.56m x 3.48m)

STORAGE
18'4 x 10'9 (5.59m x 3.28m)

BEDROOM 3
11'8 x 9'6 (3.56m x 2.90m)

BEDROOM 4
9'2 x 11'8 (2.79m x 3.56m)

BATHROOM
8' x 11'8 (2.44m x 3.56m)
White suite compromising corner paneled bath with mixer taps and handheld shower. Fully enclosed shower unit. Low flush W/C. Pedestal wash hand basin with mixer taps. Access to storage. Tiled flooring. Tiled walls. Recessed spotlights. Access to roofspace.

STORAGE
4'8 x 2'2 (1.42m x 0.66m)

LANDING
18'9 x 7'1 (5.72m x 2.16m)

OUTSIDE
Large sweeping tarmac finished driveway. Laid in lawn bordered by mature shrubbery. Outdoor light. Outdoor tap. Wired for hot tub.

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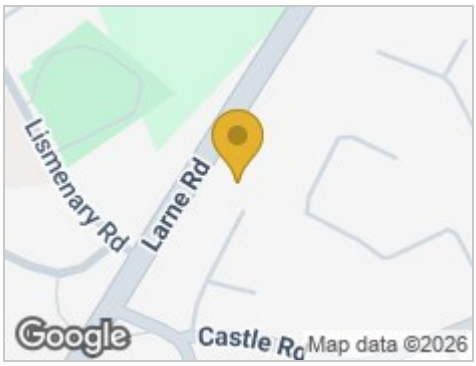
Road Map



Hybrid Map



Terrain Map



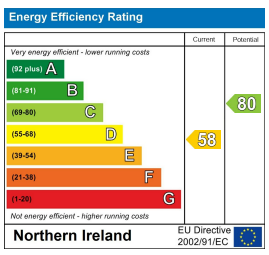
Floor Plan

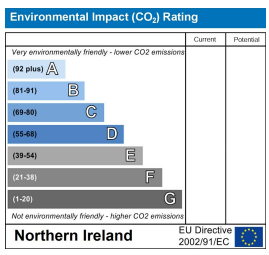


Viewing

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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