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**15 Branch Road, Larne, BT40 1TX**

**Offers Around £245,000**

## FEATURES

- **DETACHED BUNGALOW**
- **OIL FIRED CENTRAL HEATING**
- **SINGLE GLAZING**
- **SPACIOUS SECLUDED SITE**
- **LOUNGE WITH HIGH MANTLE FIREPLACE**
- **ENTRANCE HALL / DINING AREA**
- **FITTED KITCHEN - INTEGRATED APPLIANCES**
- **CONSERVATORY - FLOOR TILING**
- **BATHROOM - COLOURED SUITE**
- **TWO BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **DOUBLE GARAGE**
- **EXTENSIVE WELL STOCKED LANDSCAPED GARDENS WITH "SECRET" GARDEN, FLAGGED PATIO AND STREAM**
- **WITHIN EASY REACH OF THE FAMOUS ANTRIM COAST ROAD**
- **HIGHLY DESIRABLE RESIDENTIAL LOCATION**

An exceptional opportunity to acquire a beautifully positioned detached bungalow, discreetly set within an idyllic and highly private enclave in one of Larne's most prestigious residential locations.

Enjoying a wonderfully peaceful setting, the property lies just a short stroll from the iconic Antrim Coast Road while remaining conveniently close to Larne Town Centre and a host of renowned local amenities, including Carnfunnock Country Park and Cairndhu Golf Club.

The accommodation is both generous and thoughtfully arranged, offering an inviting open hallway and dining area, an elegant lounge, light filled conservatory, and a fitted kitchen complete with integrated appliances. The property further benefits from two well appointed bedrooms, including a principal bedroom with ensuite shower room, and a bathroom featuring a distinctive coloured suite.

Externally, the residence is surrounded by extensive, meticulously landscaped gardens that create a true sense of seclusion and natural beauty. The grounds are richly planted with a diverse array of mature shrubs and plants and include a greenhouse, store, outside W.C., charming boundary stone wall and a gently meandering stream, providing a serene backdrop ideal for relaxation and outdoor enjoyment.

A truly rare offering combining privacy, elegance and an enviable coastal location.

Viewing is highly recommended and is strictly by appointment only through Agents

## THE PROPERTY COMPRISES:

### Ground Floor

#### **ENTRANCE PORCH:**

#### **ENTRANCE HALL/DINING AREA:**

**LOUNGE:** With feature high mantle fireplace. Sliding patio door through to:-

**CONSERVATORY:** Floor tiling. Access to flagged patio feature and garden.

**KITCHEN:** Range of fitted upper and lower level units. Integrated ceramic hob, oven and extractor fan. Single drainer sink unit. Plumbed for dishwasher. Wall and floor tiling.

**REAR PORCH:** Floor tiling.

**BEDROOM (1):** Feature corner window. Feature brick wall with fireplace.

**ENSUITE SHOWER ROOM:** White suite incorporating W.C., pedestal wash hand basin and separate shower cubicle. Feature PVC walls.

**BEDROOM (2):** Fitted pedestal wash hand basin.

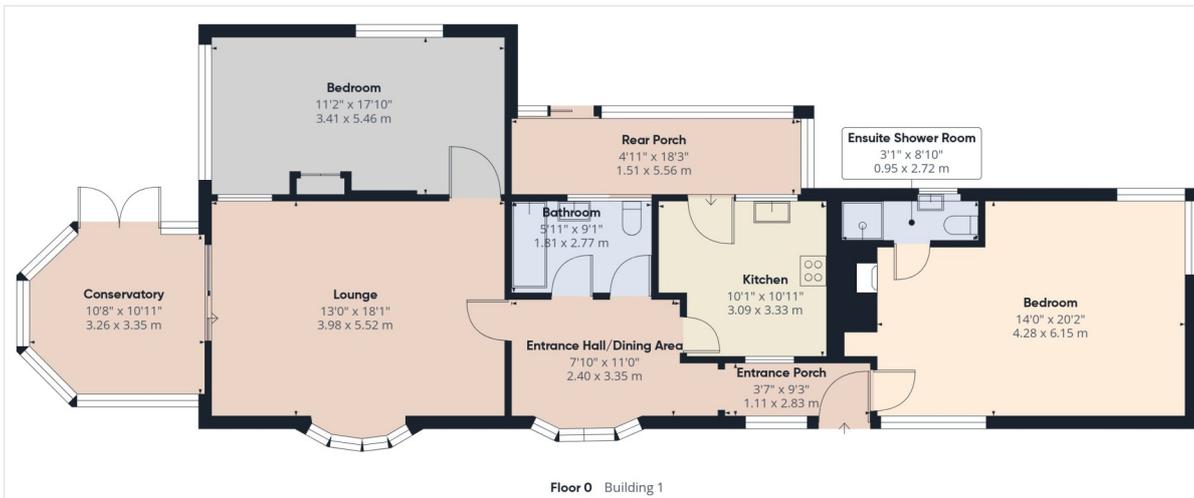
**BATHROOM:** Coloured suite incorporating W.C., wash hand basin and panelled bath. Tiling.

#### **DOUBLE GARAGE:**

### Outside

**GARDENS:** The gardens are richly planted with a diverse array of mature shrubs and plants and include a greenhouse, store, outside W.C., charming boundary stone wall and a gently meandering stream, providing a serene backdrop ideal for relaxation and outdoor enjoyment.

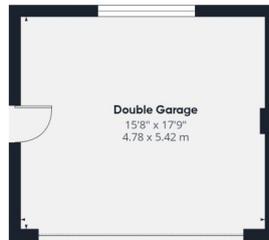




Floor 0 Building 1



Approximate total area<sup>m</sup>  
1517 ft<sup>2</sup>  
141 m<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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