



**Brian
Todd**
.co.uk

6 Riverside, Gleno, Larne, BT40 3JW

Offers Around £324,950

FEATURES

- **CONTEMPORARY STYLE**
- **DETACHED FAMILY RESIDENCE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **ALARM SYSTEM**
- **BEAM VACUUM SYSTEM**
- **PRESSURISED WATER SYSTEM WITH THERMOSTAT HEATING SYSTEM**
- **THREE RECEPTION ROOMS**
- **LUXURY FITTED KITCHEN - INTEGRATED APPLIANCES**
- **FOUR BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **BATHROOM - MODERN WHITE SUITE**
- **GARDENS IN LAWN WITH FEATURE PATIO**
- **GARAGE WITH ELECTRIC DOOR**
- **STUNNING RURAL LOCATION**

Nestling in the quiet, picturesque village of Gleno, on the outskirts of Larne, it is a pleasure to offer for sale this contemporary style detached family residence. Only a short stroll to the popular Dairy restaurant and Gleno waterfalls, this stunning family home provides excellent versatile living accommodation, which comprises of three reception rooms, modern fitted kitchen with integrated appliances, bathroom with modern white suite, utility room, downstairs guest W.C., four bedrooms and ensuite shower room. Externally, the property benefits from an attached garage with automatic roller door, rear garden in lawn with block paviour patio feature and a generous driveway with parking for several cars. Located within easy reach of Larne and Carrickfergus, the property provides easy access to most main arterial road networks. Highly recommended, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

HALLWAY:

Ceramic floor tiling.

LOUNGE:

Feature fireplace. Solid wood flooring. Double opening doors through to:-

DINING ROOM:

Solid wood flooring. Patio doors leading onto rear garden.

FAMILY ROOM:

Solid wood flooring.

KITCHEN:

Modern range of fitted upper and lower level units with Granite worktops and feature island consol.

Integrated hob, oven, extractor fan, dishwasher, fridge/freezer and wine fridge. Stainless steel sink unit. Wall and floor tiling.

UTILITY ROOM:

Fitted units. Stainless steel sink unit.

DOWNSTAIRS WC:

Incorporating W.C. and wash hand basin.

First Floor

BEDROOM (1):

BEDROOM (2):

ENSUITE SHOWER ROOM:

Modern white suite incorporating W.C., wash hand basin and separate shower cubicle. Tiling.

BEDROOM (3):

BEDROOM (4):

BATHROOM:

Modern white suite incorporating W.C., vanity wash hand basin and panelled bath. Separate double sized shower cubicle. Tiling.

Outside

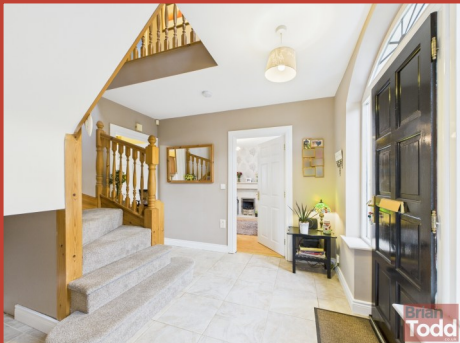
GARDENS:

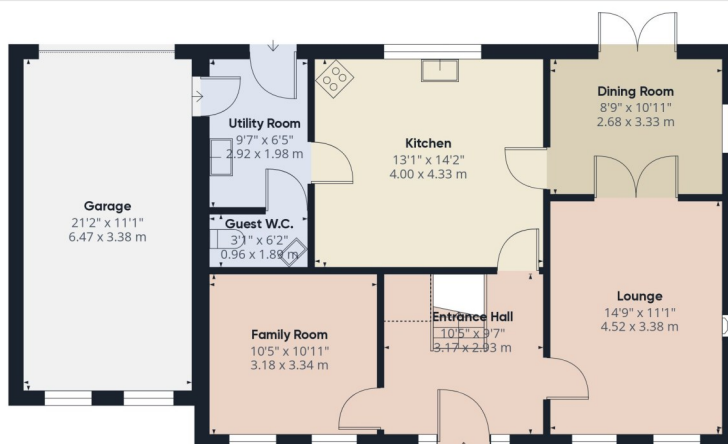
Well tended gardens laid to lawn with feature paviour patio.

Spacious parking area to the rear.

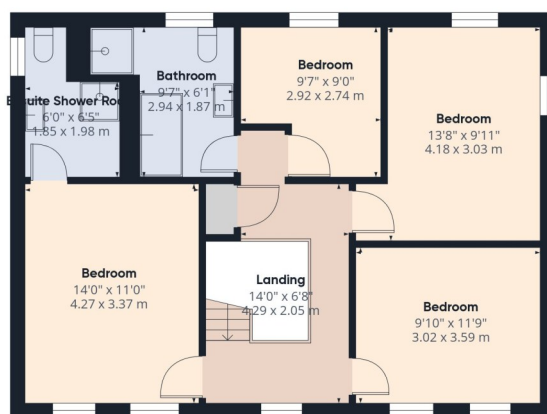
GARAGE:

Automatic roller door.





Floor 0



Floor 1

Approximate total area¹

1703.19 ft²

158.23 m²

Reduced headroom

8.93 ft²

0.83 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.