COLIN GRAHAM RESIDENTIAL

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81 Upper Ballyboley Road, Larne, BT40 2TH

- A-Rated Energy Efficient New Build Home (c.3,270 sq ft)
- Large Open Plan Kitchen/Living/Dining
- Family Bathroom; Two En Suites
- Generous Sized Driveway; Double Garage
- Generous Sized, Landscaped Site (plus land option)
- Five Bedroom; Two Reception (adaptable)
- Boot Room; Utility Room; Furnished Cloakroom
- Air Source Heat Pump; Underfloor; Solar; MVHR Ventilation System
- Yard and Range Of Outbuildings
- Images For Illustrative Use Only

Offers Over £650,000

EPC Rating A

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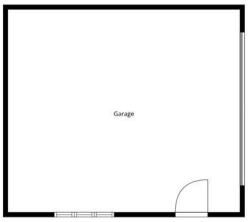

Floorplan Is For Illustrative Purposes Only And Is Not To Scale

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PROPERTY DESCRIPTION

CUSTOMER DUE DILIGENCE

`As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

Impressive, newly constructed, A-rated energy efficient, detached family home, extending to circa 3,270 sq ft, plus matching detached double garage, occupying an elevated site (c.1.3 acres) with spectacular views towards Cave Hill and The Mournes, situated off Upper Ballyboley Road, Larne.

The property comprises entrance hall, lounge, separate family room/ground floor bedroom, large open plan kitchen/living/dining room, boot room, utility room, furnished cloakroom, four well-proportioned first floor bedrooms, to include principal bedroom with dressing room/walk in wardrobe and en suite bathroom, guest bedroom with en suite shower room, and separate family bathroom.

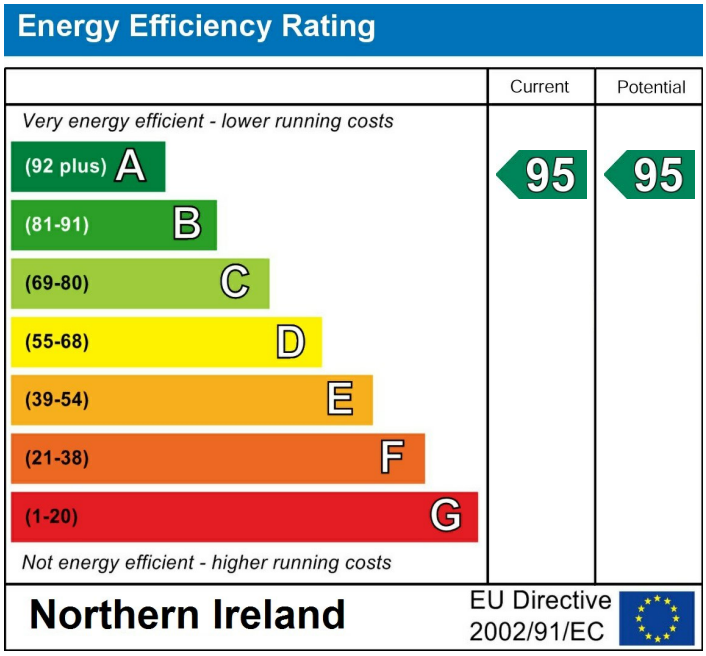
Externally, the property enjoys generous sized private driveway area finished in stone, matching detached double garage (with option to convert roof space area), yard, range of outbuildings, and gardens finished in lawn and large, south-facing, paved patio area.

A land option for two adjoining paddocks, extending to a total of circa 3.4 acres, is also available (Offers Over £40,000).

Other attributes include air source heat pump heating system, underfloor heating to ground floor level, MVHR ventilation system, owned solar panels (5.5Kw), PVC double glazing, and 10-year Global Homes structural warranty.

Images for illustrative use only.

Early interest highly recommended.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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