COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



'Gracefield Manor', 62 Larne Road, Ballycarry, BT38 9JR

- Immaculately Presented Family Detached
- Sun Lounge To Rear
- Principal Bedroom; Walk In Wardrobe
- Oil Heating; PVC Double Glazing
- Double Garage With First Floor Level
- 5 Bed; 2+ Rec / 4 Bed; 3+ Rec.
- Luxury Fitted Kitchen; Utility Room
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Generous Sized Private Driveway
- Elevated Rural Views; Convenient Location

Offers Over £425,000

EPC Rating B





62 Larne Road, Ballycarry, BT38 9JR





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
PVC double glazed front door. Tiled floor. Dual aspect windows, enjoying rural views. Stairwell to first floor, with glass balustrade.

FURNISHED CLOAKROOM
Contemporary, white, two piece suite comprising vanity unit and WC. Solid quartz top and splashback tiling to sink. Illuminated mirror over sink. Chrome towel radiator. Tiled floor.

LOUNGE 17'7" x 13'0"
Feature corner window, enjoying elevated, rural views. Tiled floor.

FAMILY ROOM / BEDROOM 5 17'7" x 10'9"
Elevated rural views to front elevation. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA 20'0" x 18'6"
Luxury fitted kitchen with comprehensive range of high and low level storage units, with contrasting solid quartz work surface. Matching island unit. Inlaid, stainless steel sink unit, with boiling water tap. Integrated, Neff, touch screen induction hob, with extractor hood over. Integrated Neff double ovens. Integrated tall fridge, separate tall freezer and dishwasher. Splashback tiling to walls. Rural view. Tiled floor. Access to utility room. PVC double glazed door to driveway. Open through to:







SUN LOUNGE 16'0" x 15'8"

Tiled floor. Twin PVC double glazed sliding, patio doors to rear garden and driveway.

UTILITY ROOM 13'1" x 4'10"

Range of fitted storage units with contrasting solid quartz work surface and matching upstand to wall. Inlaid stainless steel sink unit. Plumbed and space for washing machine. Space for tumble dryer. Oil fired central heating boiler. Tiled floor.

FIRST FLOOR

LANDING

Karndean flooring. Access to hot press.

PRINCIPAL BEDROOM 14'2" x 12'4"

Karndean flooring. Rural views. Access to:

WALK IN WARDROBE 12'4" x 9'8" (wps)

Twin fitted wardrobes in mirror panelled sliding doors. Karndean flooring.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled shower unit. Splashback tiling to sink. Illuminated mirror over sink. Chrome towel radiator. Karndean flooring. Utility area with fitted storage units, quartz effect melamine work surface area, plumbed for automatic washing machine and space for tumble dryer.

BEDROOM 2 16'4" x 9'3"

Karndean flooring.

BEDROOM 3 11'1" x 10'9"

Karndean flooring. Rural view.

BEDROOM 4 10'10" x 7'6"

Karndean flooring. Rural view.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising whirlpool bath, separate oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Illuminated mirror over sink. Splashback tiling to walls. Chrome towel radiator. Karndean flooring.

EXTERNAL

Electric operated gate, leading to generous sized, private driveway area, finished in tarmac.
Front garden finished in lawn.
Paved entrance area.
External lighting.
Hot and cold outside taps.
Rear garden, finished in lawn and paved patio area.
External power points.
Tarmac service area to side.
PVC oil storage tank.

MATCHING DETACHED DOUBLE GARAGE 25'2" x 18'11"

Power operated, metal, roller shutter door. Separate PVC double glazed service door and window. Power and light. Fixed stairwell leading to:

FLOORED ROOF AREA 25'3" x 10'9"

Power, light and window.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

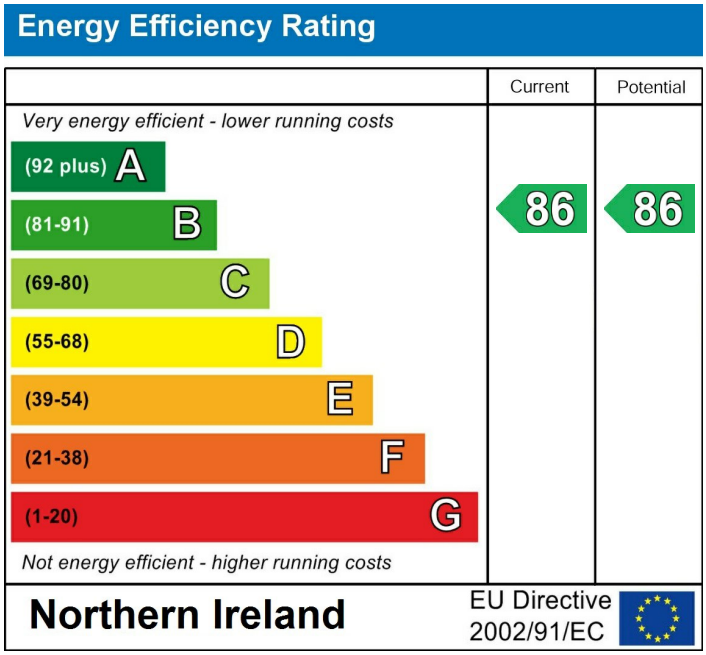






Immaculately presented, detached family home with matching detached double garage, occupying a prime site on the periphery of Carrickfergus town, c.30 minutes from Belfast city centre, and 5 minutes to Whitehead. The property offers adaptable accommodation and comprises entrance hall, furnished cloakroom, lounge, family room/bedroom five, kitchen through dining room, with luxury fitted kitchen, sun lounge, utility room, four first floor bedrooms, to include principal bedroom, with walk in wardrobe and en suite shower room, and deluxe family bathroom, with contemporary, white four piece suite. Externally, the property enjoys generous sized private driveway, double garage with first floor level, and gardens front and rear, finished mainly in lawn and paved patio area. Other attributes include oil heating, PVC double glazing, elevated rural views, and convenient location. Early viewing highly recommended to avoid disappointment.





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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