



5 Croft Manor, Ballygally, Larne, BT40 2RU

- Detached Family Home
- Lounge; Separate Family/Dining Room
- Bathroom With Three Piece Suite
- Rear Hall / Utility
- Attached Garage
- Four Bedrooms; Principal With En Suite
- Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Gardens Front, Side And Rear

Offers Over £239,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens.
Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink.

LOUNGE 15'1" x 14'8"

Open fire in marble fireplace with granite inset, matching hearth and carved mahogany surround. Picture window to front elevation. Open arch leading to:

FAMILY ROOM / DINING ROOM 14'9" x 11'6"

Picture window to rear elevation.



KITCHEN 11'10" x 11'5"

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for under counter fridge. Glass fronted display cabinet. Splash back tiling to walls.

REAR HALL / UTILITY 11'6" x 6'6"

Plumbed and ready for installation. PVC double glazed door to driveway and garage.

FIRST FLOOR

LANDING

Access to cloakroom, hot press and roof space.

PRINCIPAL BEDROOM 15'1" x 14'8" (wps)

EN SUITE SHOWER ROOM

Three piece suite comprising panelled shower, pedestal wash hand basin and WC. Electric shower. Half tiling to walls.

BEDROOM 2 14'9" x 11'6"

BEDROOM 3 12'4" x 11'6" (wps)

BEDROOM 4 11'0" x 7'8"

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Half tiling to walls.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front and side gardens finished in lawn, decorative stone and shrubs.

Entrance porch.

PVC soffits, fascia and rainwater goods.

Shrubs and decorative stone to rear.

PVC oil storage tank.

External lighting.

ATTACHED GARAGE 19'6" x 11'11"

Roller shutter door. Separate PVC service door. Power, light and oil fired central heating boiler.

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.



Well presented, four bedroom / two reception, detached family home with attached garage, located within the popular Croft Manor development, Ballygally, Larne. The property comprises entrance hall, furnished cloakroom, lounge with open fire and open arch leading to family room/dining room, fitted kitchen, rear hall/utility, four well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and bathroom with three piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, front and side gardens finished in lawn, decorative stone and shrubs, and rear garden finished in decorative stone and shrubs. Other attributes include oil fired central heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

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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