



111 The Roddens, Larne, County Antrim, BT40 1PY

Offers Over £395,000





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

Welcome to No. 111 The Roddens and this impressive dwelling offering a unique opportunity for an outstanding family home with the potential of a business opportunity.

Commanding an impressive spot within private, gated grounds of approx half an acre with a vast amount of off-street parking, mature shrubbery, sheltering trees and well-manicured lawns this property well and truly has the wow factor on arrival.

There is dual access to the residence itself. The main entrance is through the solid wood front door and into the entrance porch which has charming decorative floor tiling. The main hallway provides an exceptional and grand welcome into the property. This is where you will begin to realise the true size and scale of the accommodation.

Traditional features including cornicing, ceiling rose with stunning chandelier and wall mounted sconces are in keeping with the period feel throughout.

The bright and airy lounge is superbly spacious and is flooded with natural light from the two large double glazed window formations.

The well-appointed kitchen in great condition, has plentiful storage in the form of base and wall mounted units with contrasting granite effect countertops, which provide an efficient workspace. Integrated appliances include 5-ring gas hob with extractor hood, additional electric four ring hob double oven and extractor hood and double basin sink with chrome mixer tap and adjacent integrated wash hand basin. There is also an under counter dishwasher. There is further space for free-standing appliances and the separate utility room houses further storage cupboards and an extra stainless-steel sink.

The formal dining room with wall mounted TV, has more than enough space for a large dining table and chairs and is the ideal space for entertaining guests all year round. Through the charming arch way from the dining room, you are led to the rear hallway which contains one of the downstairs cloakrooms, door to external covered storage area with flower bed and boiler house with condensing high-capacity boiler.

There are two double bedrooms on the ground floor which both have attractive, large bay windows which engulf the rooms in natural sunlight. One of the bedrooms on this level benefits from a contemporary new en suite which comprises of w.c, wash hand basin within vanity unit and walk in shower cubicle with electric shower. There are stylish chrome fixtures including a heated towel rail and mirrored storage cabinet with ultra-modern LED lighting.

Completing the ground level is a handy wet room, additional cloakroom, and office - the ideal hub if the residence is being used as a professional business or an escape for those working from home.

The stairs, which have fitted carpets and a solid oak banister, lead you up to the first floor. On this level there is a further five double bedrooms offering plenty of additional accommodation for a family or staying guests. This level offers fantastic versatility and flexibility as the bedrooms can become a games, cinema room, fitness room, spectacular dressing room or additional home office. The possibilities are endless!

The upstairs is completed with spacious family bathroom, upstairs w.c and additional utility room which has storage and access to the former fire escape, providing a further access point in and out of the property. Externally, there is a large outdoor shed and outhouse which provide plenty of external storage.

This stunning property is seldom available to the market and provides a wealth of opportunity for its new owners. Viewings are highly recommended to appreciate the true size and scale. Directions - Turn off The Roddens into Edward Avenue and giving way to the emerging traffic drive straight on across the junction for about 40 meters to the large, pillared entrances at the top of the roadway.

The property is ideally situated for schooling and is within a 5-minute drive from Linn Primary, Larne High School and Larne Grammar school. A host of other schools are also located a short bus ride away, including Garron Tower and Ballymena Academy. A variety of takeaways, restaurants and cafes, and supermarkets, including Tesco express and ASDA superstore are again within a 5-minute drive. Larne town train station is within 15-minute walk and provides regular services towards Belfast and provincial towns. P&O Larne ferry terminal is approx. 5 mins drive by car and offers a route from here direct to Cairnryan in Scotland with a journey of approx. 2 hours. Belfast International and Belfast City airports are a 30-minute drive and provide flights across Europe.

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70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com