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**47 Walnut Park, Larne, BT40 2WF**

**Offers Around £209,950**

## FEATURES

- CONTEMPORARY STYLE SEMI DETACHED VILLA
- OIL FIRED CENTRAL HEATING WITH COMPRESSION SYSTEM AND NEW BOILER INSTALLED IN 2024
- UPVC DOUBLE GLAZING
- ALARM SYSTEM
- CAVITY WALL INSULATION
- UPGRADED INSULATION IN ATTIC
- QUIET CUL DE SAC LOCATION
- TWO RECEPTION ROOMS
- LUXURY FITTED KITCHEN - GRANITE WORK TOPS
- DOWNSTAIRS GUEST W.C. AND WASH HAND BASIN
- SUN ROOM - LAMINATE WOOD FLOORING
- MODERN WHITE BATHROOM SUITE
- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- TWO STOREY GARAGE WITH UPPER FLOOR ENTERTAINMENTS ROOM/BAR
- REAR GARDEN WITH FEATURE PATIO
- FRONT GARDEN
- TAR MAC DRIVEWAY AND ENTRANCE GATES
- TASTEFULLY DECORATED AND PRESENTED THROUGHOUT

Presented and decorated to an exceptionally high standard throughout, this is a superb opportunity, for the discerning purchaser to acquire this extended semi detached villa, complete with large garage and entertainments/bar room above.

Located in a popular residential area of Larne, the property affords excellent, family living accommodation, presently extending, to include, two reception rooms, three bedrooms, one with en suite, luxury fitted kitchen, family bathroom and benefits from the addition of a stylish sun room, to the rear.

This impressive family home is most definitely, a credit to its present owners.

We have no doubt that this immaculately presented property will attract much attention, viewing therefore, at an early stage is recommended, to avoid disappointment, and is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

Storage under stairway.

#### LOUNGE:

Bay window feature. Feature fireplace with open fire. Solid wood flooring.

#### DINING ROOM:

Solid wood flooring.

#### KITCHEN:

Luxury fitted kitchen incorporating Granite work tops and breakfast bar. Counter sunk sink unit. Plumbed for automatic washing machine.

#### GUEST W.C.:

Incorporating W.C. and wash hand basin.

#### SUN ROOM:

Laminate wood flooring.

### First Floor

#### LANDING:

With a decorative stone feature wall.

#### BEDROOM (1):

Laminate wood flooring. Fitted robes.

#### BEDROOM (2):

Laminate wood flooring.

#### BEDROOM (3):

Complete with fitted robes.

#### ENSUITE SHOWER ROOM:

Modern white suite incorporating double shower cubicle, vanity wash hand basin and W.C.

#### BATHROOM:

Modern white suite incorporating corner Jacuzzi bath, feature floating wash hand basin and W.C. Separate shower cubicle with electric shower.

### Outside

#### GARAGE:

Two storey building, with roller door and W.C. to ground floor and first floor entertainments room with bar.

#### GARDENS:

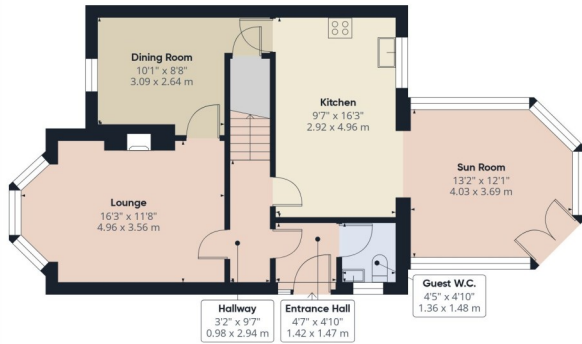
Rear garden with feature patio.

Front garden in lawn.

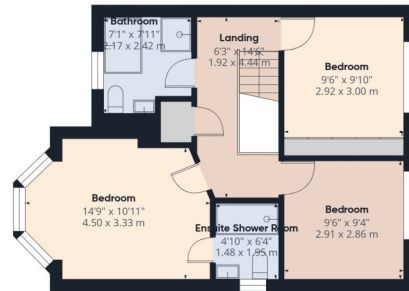
Tar mac driveway with entrance gates.



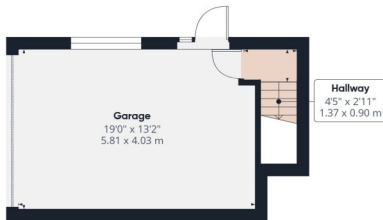




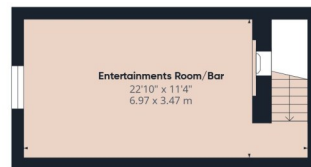
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area<sup>m</sup>  
1717 ft<sup>2</sup>  
159.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 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.