



**Brian
Todd**
.co.uk

1 Loran Glen, Larne, BT40 2UE

Offers Around £159,950

FEATURES

- **CONTEMPORARY SEMI DETACHED VILLA**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **SPACIOUS ENTRANCE HALL WITH STUNNING HIGH CEILING AND FEATURE WINDOW**
- **LOUNGE - FEATURE FIREPLACE WITH GAS INSET FIRE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **DINING AREA WITH PATIO DOORS**
- **SEPARATE UTILITY ROOM**
- **THREE BEDROOMS**
- **WHITE BATHROOM SUITE**
- **SMALL FRONT GARDEN**
- **ENCLOSED REAR GARDEN WITH FEATURE PATIO**
- **COMMUNAL PARKING TO THE FRONT**
- **CHAIN FREE**
- **DESIRABLE RESIDENTIAL LOCATION**

Situated in a desirable residential location, it is a pleasure to offer for sale this contemporary style semi detached villa.

Affording deceptively spacious living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, dining area, separate utility room, three bedrooms and bathroom with modern white suite.

Complete externally, with an enclosed rear garden with patio feature and small front garden in lawn, the property benefits from communal parking.

Highly recommended, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

A spacious reception area, complete with high ceiling and window, which affords plenty of light.

GUEST W.C.:

Incorporating W.C. and wash hand basin.

LOUNGE:

Feature fireplace with gas fire inset. Laminate wood flooring.

KITCHEN:

Modern range of fitted upper and lower level units. Integrated gas hob, electric oven, extractor fan, fridge/freezer and dishwasher. One and half bowled stainless steel sink unit. Open plan to:

DINING ROOM:

Floor tiling. Patio doors through to rear garden.

UTILITY ROOM:

Complete with fitted sink. Plumbed for automatic washing machine.

First Floor

BEDROOM (1):

Laminate wood flooring. Fitted robes.

BEDROOM (2):

Laminate wood flooring.

BEDROOM (3):

Laminate wood flooring.

BATHROOM:

Modern white suite incorporating W.C., wash hand basin and panelled bath. Separate shower cubicle.

Outside

GARDENS:

Small front garden in lawn.

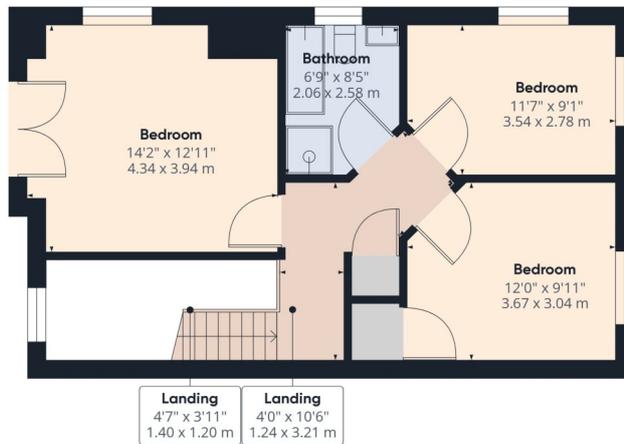
Enclosed rear garden with feature patio.

Communal parking to the front.





Floor 0



Floor 1

Approximate total area[®]
1149.61 ft²
106.8 m²

(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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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