



**Brian
Todd**
.co.uk

35 Clover Brook, Larne, BT40 2UP

Offers Around £184,950

FEATURES

- **CONTEMPORARY STYLE SEMI DETACHED VILLA**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE WITH FEATURE FIREPLACE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **DOWNSTAIRS GUEST W.C.**
- **MADERN WHITE BATHROOM SUITE**
- **THREE BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **OFF STREET PARKING**
- **ENCLOSED REAR GARDEN IN LAWN WITH FEATURE PATIO AND SUMMER HOUSE/STORE**
- **WELL PRESENTED AND DECORATED THROUGHOUT**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**
- **CHAIN FREE**

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

A credit to its present owners, the property is situated close to the main A8, Larne to Belfast Road, local Park and Ride facility and provides easy access to Larne Town.

Presented and decorated to a high standard throughout, the property affords excellent living accommodation, which comprises of a lounge, modern fitted kitchen with integrated appliances, downstairs guest W.C., bathroom with modern white suite, three bedrooms and ensuite shower room.

Externally, the property has off street parking and an enclosed rear garden in lawn with decorative patio feature, Summer House/store.

Viewing is highly recommended and is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Floor tiling.

GUEST W.C.:

Incorporating W.C. and wash hand basin.

LOUNGE:

Feature fireplace.

KITCHEN:

A modern range of fitted upper and lower level units.

Integrated electric hob, oven and extractor fan. One and half bowled sink unit. Plumbed for automatic washing machine.

Floor tiling. Patio door.

First Floor

BATHROOM:

White suite incorporating pus button W.C., wash hand basin and corner bath with mixer taps. Floor tiling. Hotpress.

BEDROOM (1):

ENSUITE SHOWER ROOM:

Incorporating push button W.C., wash hand basin and separate shower cubicle.

BEDROOM (2):

BEDROOM (3):

Outside

GARDENS:

Enclosed rear garden with feature patio, which is a real sun trap area.

Summer House/Store.

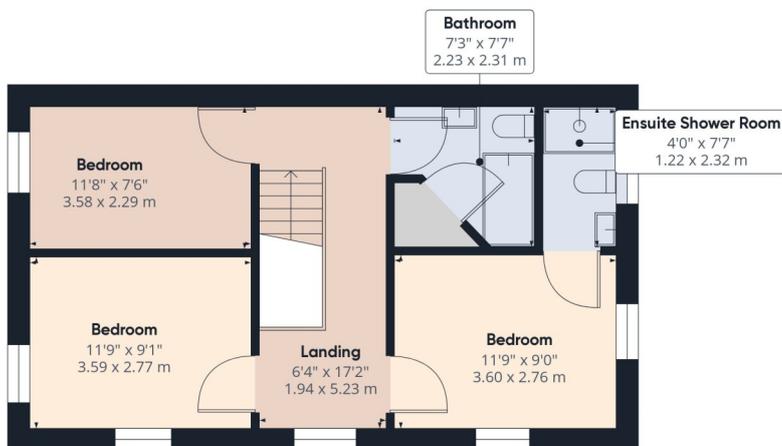
Off street parking to the front.





Hallway / Landing
6'5" x 13'4"
1.97 x 4.07 m

Floor 0



Floor 1

Approximate total area¹
994.33 ft²
92.38 m²

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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