

# Brian A Todd

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## FEATURES

- SEMI DETACHED VILLA
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE WITH BAY WINDOW
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- CONSERVATORY
- FOUR BEDROOMS
- WHITE BATHROOM SUITE
- GARAGE WITH ROLLER DOOR

**O.A. £165,000**

**50 WALNUT ROAD, LARNE, BT40 2WD**

Enjoying an open frontal aspect, this is a deceptively spacious semi detached villa, situated in a much sought after residential area of Larne.

Occupying a cul de sac location, the property offers excellent living accommodation, comprising of a spacious lounge, modern fitted kitchen complete with integrated appliances, family bathroom and four bedrooms.

With the addition of a stylish conservatory, this modern family home benefits from an attached garage, and easily managed and maintained front and rear gardens.

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

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

Laminate wood flooring. Cloak cupboard.

#### GUEST W.C.:

Incorporating W.C. and wash hand basin.

#### LOUNGE:

18' 3" x 14' 9" (5.56m x 4.5m)

Complete with bay window overlooking the surrounding area, this modern room, has a feature fireplace with wood burning stove and laminate wood flooring. Archway through to:-

#### KITCHEN:

21' 6" x 8' 6" (6.55m x 2.59m)

Range of modern upper and lower level units. Integrated electric hob, "eye" level double oven and extractor fan. Stainless steel sink unit. Plumbed for dishwasher.

#### CONSERVATORY:

13' 6" x 10' 6" (4.11m x 3.2m)

### First Floor

#### BATHROOM:

9' 9" x 5' 6" (2.97m x 1.68m)

White suite incorporating push button W.C., pedestal wash hand basin and panelled bath. Separate shower cubicle. Towel radiator.

#### BEDROOM (1):

14' 6" x 12' 0" (4.42m x 3.66m)

Laminate wood flooring.

#### BEDROOM (2):

12' 6" x 8' 9" (3.81m x 2.67m)

Laminate wood flooring.

#### BEDROOM (3):

10' 3" x 8' 6" (3.12m x 2.59m)

Laminate wood flooring.

#### BEDROOM (4):

8' 9" x 8' 6" (2.67m x 2.59m) Laminate wood flooring.

### Outside

#### GARAGE:

25' 9" x 10' 9" (7.85m x 3.28m)

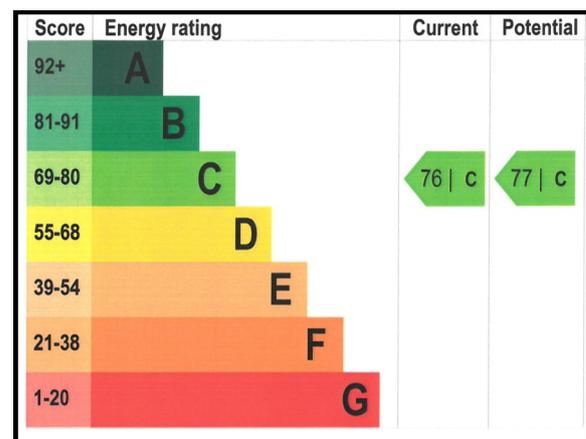
Roller door.

#### GARDENS:

Spacious tar mac driveway.

Front garden in lawn.

Enclosed rear garden complete with feature patio.



**EPC RRN: 9259-3009-0252-6567-0994**

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