



**Brian
Todd**
co.uk

52 Upper Cairncastle Road, Larne, BT40 2HP

Offers Around £134,950

FEATURES

- **TRADITIONAL STYLE SEMI DETACHED VILLA**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **DOWNSTAIRS GUEST W.C.**
- **FITTED KITCHEN**
- **THREE BEDROOMS**
- **BATHROOM - SEPARATE SHOWER CUBICLE**
- **GARAGE**
- **ENCLOSED REAR GARDEN IN LAWN**
- **FRONT GARDEN IN LAWN**
- **DRIVEWAY TO SIDE**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**

Situated in a much sought after residential area of Larne, this is a superb opportunity for the discerning purchaser to acquire this traditional style semi detached villa.

Occupying a mature site, the property comprises, internally, of a lounge with bay window, dining room, downstairs guest W.C., fitted kitchen, three bedrooms and bathroom.

Externally, the property benefits from an enclosed rear garden in lawn, front garden in lawn and driveway to the side.

Within easy reach of all local amenities including shops, schools and churches, this property will no doubt attract much attention.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

GUEST W.C.:

LOUNGE:

Bay window.

DINING ROOM:

KITCHEN:

Range of fitted upper and lower level units. Stainless steel sink unit. Plumbed for automatic washing machine.

First Floor

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

BATHROOM:

Incorporating push button W.C., vanity wash hand basin, panelled bath and separate shower cubicle with electric shower. Part wall tiling.

Outside

GARAGE:

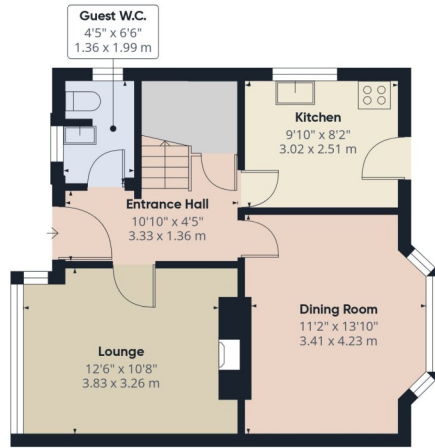
GARDENS:

Enclosed rear garden in lawn.

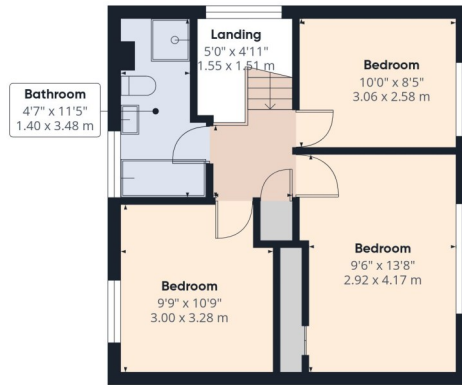
Front garden in lawn.

Driveway to side of property.





Floor 0



Floor 1

Approximate total area[®]

926 ft²
86.1 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.

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		
55-68	D	59 D	63 D
39-54	E		
21-38	F		
1-20	G		

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