



**Brian
Todd**
.co.uk

10 Bay Road Manor, Larne, BT40 1FG

Offers Around £104,950

FEATURES

- **MID TOWNHOUSE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LIVING ROOM WITH LAMINATE WOOD FLOORING**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **DOWNSTAIRS GUEST W.C.**
- **TWO BEDROOMS**
- **MODERN WHITE BATHROOM SUITE**
- **COMMUNAL PARKING**
- **PLEASANTLY DECORATED THROUGHOUT**
- **MUCH SOUGHT AFTER LOCATION**

Within walking distance to the seafront promenade, Leisure Centre, Port of Larne and Town Centre, it is a pleasure to offer for sale, this modern mid town house ,situated in a popular residential location.

Affording comfortable, easily managed living accommodation, the property comprises of a living room, modern fitted kitchen with integrated appliances, downstairs guest W.C., two bedrooms and bathroom.

Externally, the property benefits from communal parking and shrub beds.

This is an ideal home for the first time buyer and busy professional alike.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Laminate wood flooring,

GUEST W.C.:

Incorporating W.C. and pedestal wash hand basin.

LIVING ROOM:

Laminate wood flooring.

KITCHEN:

Range of upper and lower level fitted units incorporating integrated chrome extractor fan and fridge/freezer. Plumbed for automatic washing machine. Wall tiling.

First Floor

BATHROOM:

Modern white suite featuring push button W.C., pedestal wash hand basin and panelled bath with shower attachment.

BEDROOM (1):

Laminate wood flooring.

BEDROOM (2):

Laminate wood flooring.

ROOFSPACE:

Floored. Light.

Outside

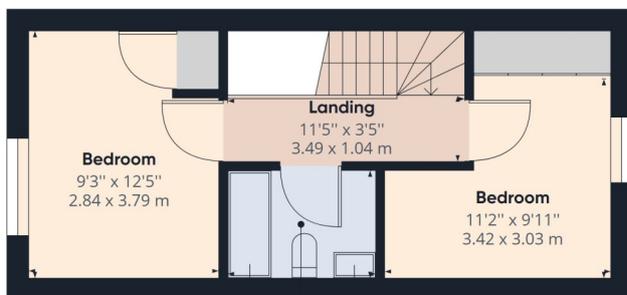
Communal parking and shrub areas.





WC
3'2" x 5'7"
0.97 x 1.73 m

Floor 0



Bathroom
7'1" x 5'6"
2.18 x 1.68 m

Floor 1

Approximate total area⁽¹⁾

660.28 ft²
61.34 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	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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