



**Brian  
Todd**  
.co.uk

**9 Old Mill Heights, Millbrook, Larne, BT40 2RS**

**Offers Around £135,000**

## FEATURES

- SEMI DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE
- KITCHEN - UPPER AND LOWER LEVEL UNITS
- BATHROOM
- TWO BEDROOMS
- GARAGE - UP AND OVER DOOR
- GARDENS - FRONT AND REAR
- POPULAR RESIDENTIAL LOCATION
- GREAT SCOPE FOR FURTHER ENHANCEMENT
- CHAIN FREE

Situated in the ever popular Millbrook area, on the outskirts of Larne, this is an excellent opportunity for the discerning purchaser to acquire this semi detached bungalow.

Providing great scope for further enhancement, the property comprises of a lounge, kitchen, two bedrooms and bathroom.

Externally, the property has a garage together with front and private rear gardens.

Only a short distance to the main A8, Larne to Belfast Road and local Park and Ride facility, this property is chain free.

Viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

#### LOUNGE:

Feature fireplace.

#### KITCHEN:

Range of fitted upper and lower level units. Stainless steel sink unit. Part wall tiling.

#### BEDROOM (1):

#### BEDROOM (2):

#### BATHROOM:

Incorporating W.C., wash hand basin and panelled bath.

### Outside

#### GARAGE:

Up and Over door. Boiler store.

#### GARDENS:

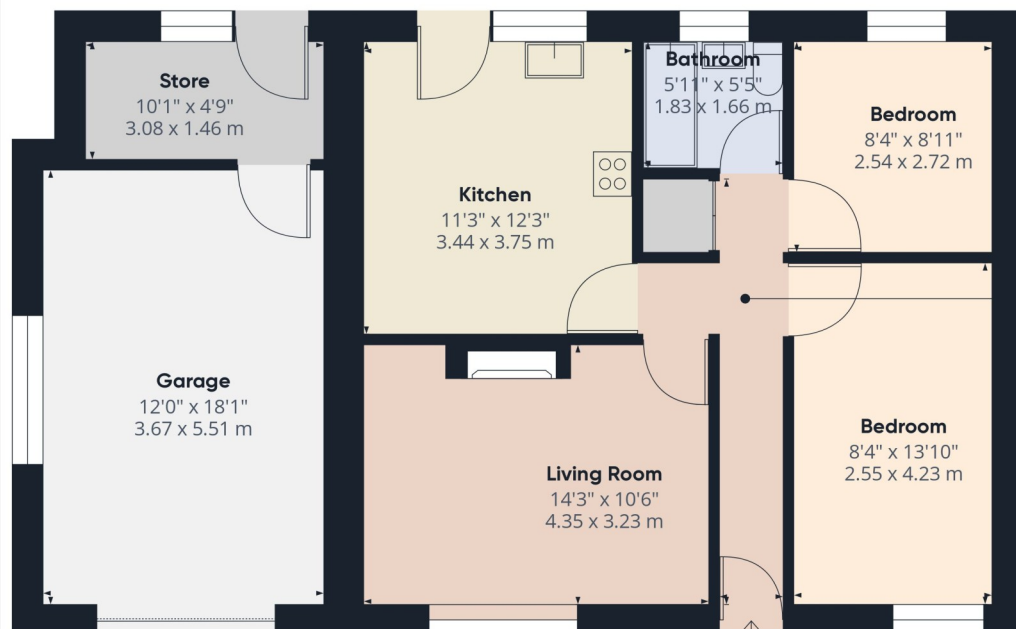
Private rear garden with mature shrubs.

Front garden.

Tar mac driveway.







**Approximate total area<sup>18</sup>**  
853.67 ft<sup>2</sup>  
79.31 m<sup>2</sup>

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		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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