



**Brian
Todd**
.co.uk

29 Station Road, Larne, BT40 3AA

Offers Around £139,950

FEATURES

- **TRADITIONAL STYLE MID TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **RECENTLY INSTALLED MODERN FITTED KITCHEN**
- **FOUR BEDROOMS**
- **NEWLY FITTED WHITE BATHROOM SUITE**
- **GARAGE WITH SIDE ACCESS**
- **LONG ENCLOSED REAR GARDEN IN LAWN WITH DECORATIVE PATHWAY**
- **POPULAR CENTRAL LOCATION**
- **WELL PRESENTED AND DECORATED THROUGHOUT**

A credit to its present owners, this is comfortable, well presented and decorated traditional style mid town house.

Recently modernised throughout, the property is situated within walking distance to the town centre and most local amenities.

Providing excellent living accommodation, the property comprises of two reception rooms, recently installed fitted kitchen and bathroom and four bedrooms.

Complete with garage and long enclosed rear garden, this excellent property comes highly recommended.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE:

A pleasantly decorated room, with feature picture rail and decorative cornicing.

DINING ROOM:

KITCHEN:

A modern range of fitted upper and lower level units with integrated extractor fan. Stainless steel sink unit.

First Floor

BATHROOM:

Modern white suite incorporating W.C., wash hand basin and panelled bath.

BEDROOM (1):

BEDROOM (2):

Second Floor

BEDROOM (3):

BEDROOM (4):

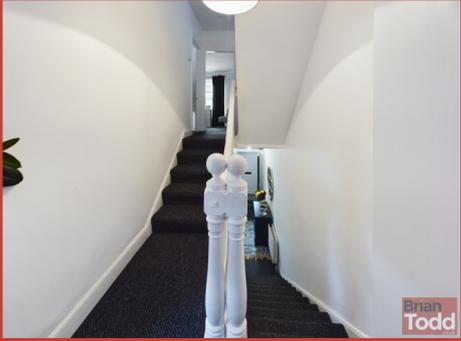
Outside

GARAGE:

GARDENS:

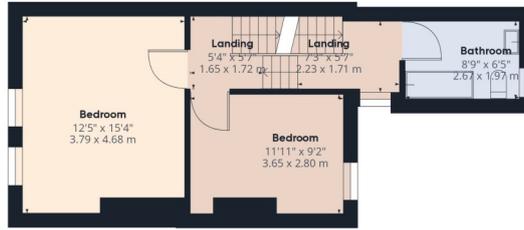
Long enclosed rear garden in lawn and decorative paved pathway.

Enclosed yard.





Floor 0



Floor 1



Floor 2

Approximate total area[®]
1136.93 ft²
105.62 m²

Reduced headroom
77.62 ft²
7.21 m²

Excluding balconies and terraces

⌚ Reduced headroom
(below 1.5m/4.92ft)

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		
55-68	D		61 D
39-54	E		
21-38	F	31 F	
1-20	G		



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