



**Brian
Todd**
.co.uk

9 Blackthorn Green, Larne, BT40 2JE

Offers Around £123,950

FEATURES

- SEMI DETACHED VILLA
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- DOWNSTAIRS GUEST W.C.
- CASUAL SITTING AREA - PATIO DOOR FEATURE
- TWO ENSUITE SHOWER ROOMS
- TWO BEDROOMS
- SPACIOUS FLAGGED PATIO FEATURE TO THE REAR WITH LOWER GARDEN AREA
- TWO CAR TAR MAC AREA TO THE FRONT
- POPULAR RESIDENTIAL LOCATION

Affording an open frontal aspect, it is a pleasure to offer for sale, this deceptively spacious semi detached villa, situated in a popular residential area of Larne.

Comprising of a lounge, modern fitted kitchen with integrated appliances, casual sitting area with patio door feature, downstairs guest W.C., two ensuite shower rooms and two bedrooms, this modern property, externally, benefits from a two car tar mac parking area, to the front and, to the rear, a spacious flagged patio feature with lower garden area.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

Laminate flooring, Storage cupboard

KITCHEN:

Modern range of fitted upper and lower level units. Stainless steel sink, Integrated gas hob, electric oven and extractor fan. Plumbed for automatic washing machine.

SITTING AREA: 9' 6" x 8' 0" (2.9m x 2.44m)

Complete with patio door feature.

GUEST W.C.:

Incorporating W.C. and wash hand basin.

First Floor

BEDROOM (1): 12' 6" x 9' 3" (3.81m x 2.82m)

ENSUITE SHOWER ROOM:

Modern white suite incorporating W.C., wash hand basin and separate shower cubicle.

BEDROOM (2): 11' 6" x 9' 0" (3.51m x 2.74m)

ENSUITE SHOWER ROOM:

Modern white suite incorporating W.C., wash hand basin and separate shower cubicle.

Outside

Excellent spacious flagged patio area, with lower garden area.

Water tap.

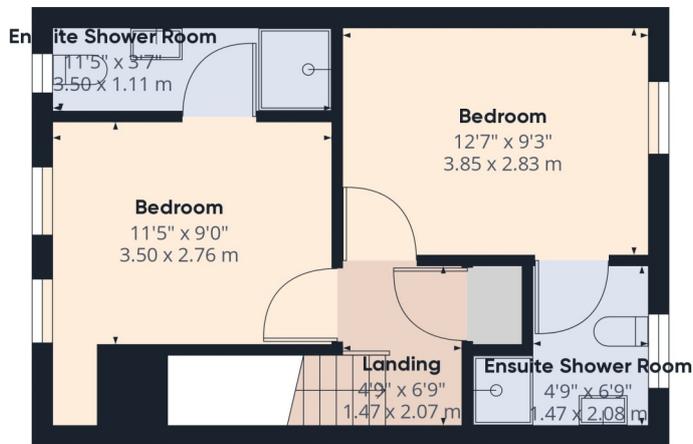
Side access.

Two car tar mac parking area to the front.





Floor 0



Floor 1

Approximate total area¹⁾
807.96 ft²
75.06 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	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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