



**Brian  
Todd**  
co.uk

**6 Drummond Court, Larne, BT40 3DQ**

**Offers Around £124,950**

## FEATURES

- SEMI DETACHED VILLA
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE - DECORATIVE FLOOR TILING
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- TWO BEDROOMS – LAMINATE WOOD FLOORING
- MODERN WHITE BATHROOM SUITE - SHOWER ATTACHMENT AND SCREEN
- EASILY MANAGED AND MAINTAINED FRONT GARDEN
- PAVIOUR PARKING AREA
- ENCLOSED REAR YARD
- WELL PRESENTED AND DECORATED THROUGHOUT
- EXCELLENT CENTRAL LOCATION

Occupying a quiet cul de sac position, this is an excellent opportunity for the discerning purchaser to acquire this well presented and tastefully decorated semi detached villa.

Within walking distance to the Town Centre and all local amenities including bus and train stations, the property affords good comfortable living accommodation, which comprises of a lounge, modern fitted kitchen with integrated appliances, two bedrooms and bathroom with modern white suite.

Externally, the property has a small low maintenance front garden, rear yard and a paviour off street parking area.

Highly recommended, viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE PORCH:

#### LOUNGE:

A well presented comfortable family room, with decorative floor tiling and spot lighting.

#### KITCHEN:

Modern range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. One and half bowled sink unit. Plumbed for automatic washing machine. Space for tumble dryer. Decorative floor tiling. Wall radiator.

#### REAR HALLWAY:

### First Floor

#### BEDROOM (1):

Laminate wood flooring.

#### BEDROOM (2):

Laminate wood flooring.

#### SHOWER ROOM:

Modern white suite incorporating push button W.C., vanity wash hand basin and bath with electric shower and screen attachment.

### Outside

#### GARDENS:

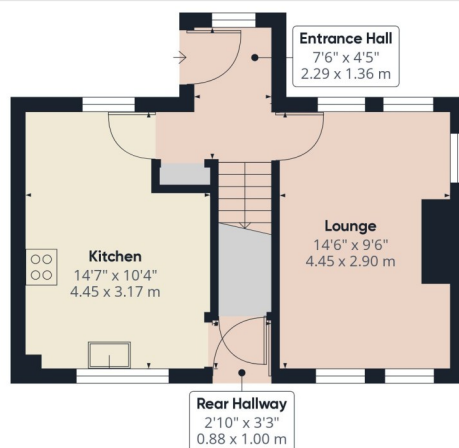
Low maintenance front garden.

Off street paviour parking area.

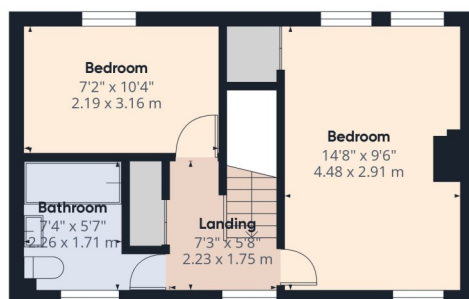
Rear yard.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

666.7 ft<sup>2</sup>  
61.94 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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