



**Brian  
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.co.uk

**36 Walnut Road, Larne, BT40 2WD**

**Offers Around £149,950**

## FEATURES

- **TASTEFULLY DECORATED AND PRESENTED SEMI DETACHED VILLA**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **ALARM SYSTEM**
- **QUIET CUL DE SAC POSITION**
- **OPEN PLAN LOUNGE/DINING ROOM**
- **NEWLY INSTALLED FITTED KITCHEN - INTEGRATED APPLIANCES**
- **THREE BEDROOMS**
- **NEWLY FITTED WHITE BATHROOM SUITE**
- **FRONT AND REAR GARDENS LAID TO LAWN**
- **EXCEPTIONAL STANDARD OF PRESENTATION THROUGHOUT**
- **POPULAR RESIDENTIAL LOCATION**

A credit to its present owner, this is an impeccably well presented and tastefully decorated semi detached villa, which occupies a quiet cul de sac position, within a popular residential area of Larne.

Affording spacious living accommodation, the property comprises of an open plan lounge/dining room, newly installed fitted kitchen with integrated appliances, three bedrooms and newly fitted modern white bathroom suite.

Complete with front garden, laid to lawn and enclosed rear garden in lawn, the property benefits from a side tar mac driveway with parking for several cars.

This excellent example of a quality finished family home comes highly recommended.

Viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE PORCH:

#### ENTRANCE HALL:

#### LOUNGE/DINING ROOM:

A well presented and decorated open plan room, with laminate wood flooring, feature fireplace with multi fuel burning stove and patio feature to the rear..

#### KITCHEN:

Newly installed range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. Stainless steel sink unit.

### First Floor

#### BEDROOM (1):

Built in wardrobe.

#### BEDROOM (2):

#### BEDROOM (3):

#### BATHROOM:

Newly fitted white suite incorporating push button W.C., vanity wash hand basin and panelled bath with electric shower attachment. Floor tiling. Hotpress.

### Outside

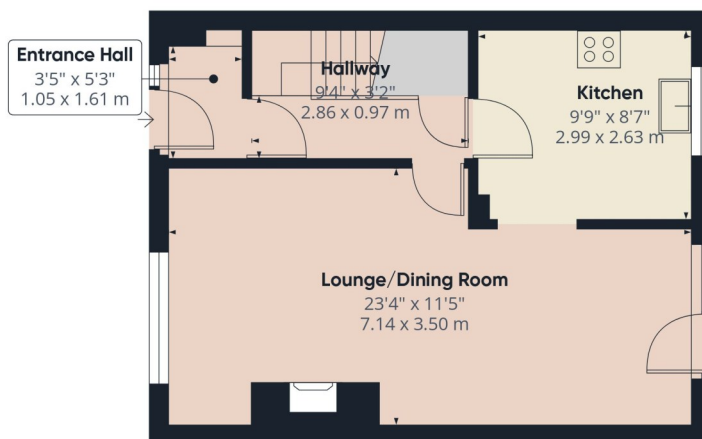
#### GARDENS:

Front and rear gardens laid to lawn.

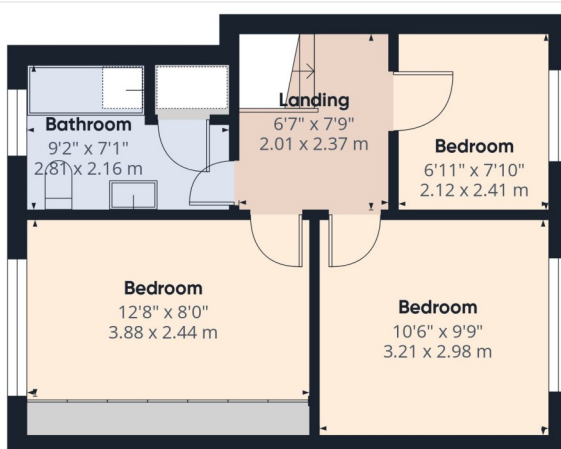
Tar mac driveway.







Floor 0



Floor 1

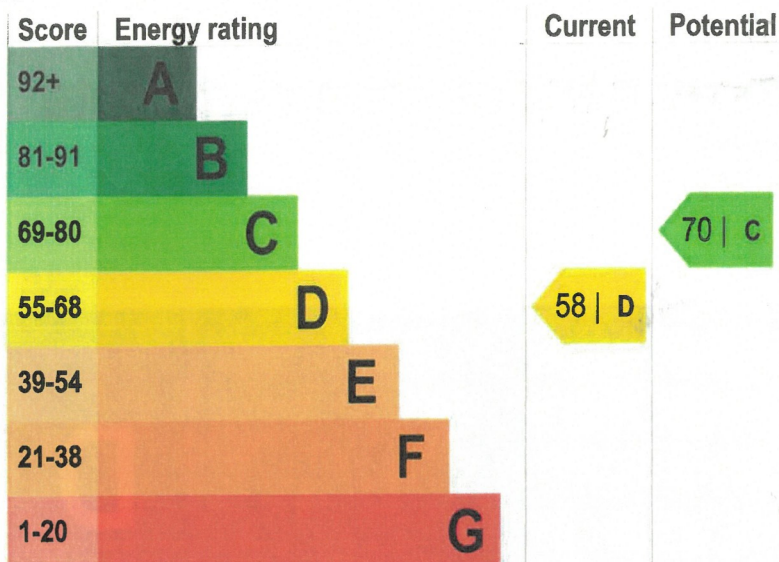
**Approximate total area<sup>(1)</sup>**  
773 ft<sup>2</sup>  
71.7 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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