



**Brian
Todd**
.co.uk

1 Huntly Park, Larne, BT40 2TT

Offers Around £235,000

FEATURES

- **WELL PRESENTED AND MAINTAINED DETACHED VILLA**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - HIGH MANTLE FIRE PLACE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **CASUAL DINING AREA**
- **ENSUITE SHOWER ROOM**
- **THREE BEDROOMS**
- **BATHROOM WITH WHITE SUITE**
- **GARAGE WITH SPACIOUS TARMAC DRIVEWAY**
- **FRONT GARDEN IN LAWN**
- **ENCLOSED REAR GARDEN IN LAWN WITH FEATURE PATIO AND DECKING**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**

Situated in a much sought after residential location, it is a pleasure to offer for sale this well presented and maintained detached villa.

Affording excellent family living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, casual dining area, bathroom with modern white suite, three bedrooms and ensuite shower room.

Externally, the property benefits from a garage, spacious tarmac driveway, front garden in lawn and an enclosed rear garden in lawn with feature patio and decking areas.

Within easy access to Larne Town and the main A8, Larne to Belfast dual carriageway, this excellent property comes highly recommended.

Viewing is strictly by appointment only through Agen

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL: Floor tiling. Spindled staircase.

LOUNGE: Feature high mantle fireplace. Laminate wood flooring.

KITCHEN/DINING ROOM: Modern range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. One and a half bowled stainless steel sink unit. Floor tiling. Part wall tiling.

First Floor

BEDROOM (1):

ENSUITE SHOWER ROOM: Modern white suite incorporating W.C., wash hand basin and separate shower cubicle.

BEDROOM (2):

BEDROOM (3):

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

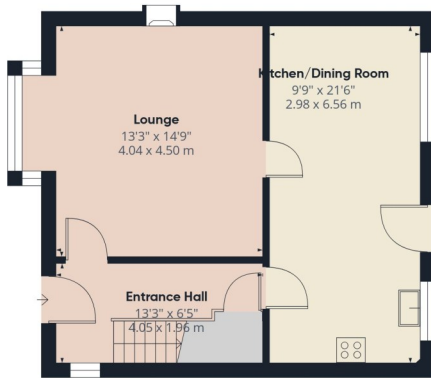
Outside

GARAGE: Spacious tarmac driveway with parking for several cars.

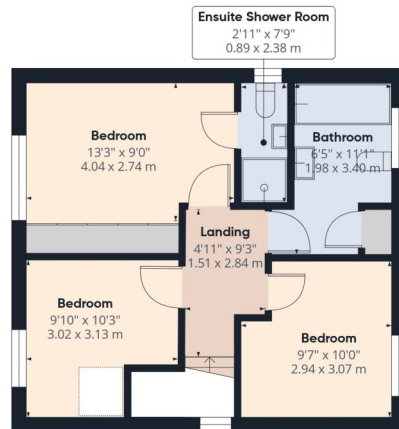
GARDENS: Front garden in lawn.

Enclosed rear garden with feature decking and patio areas.

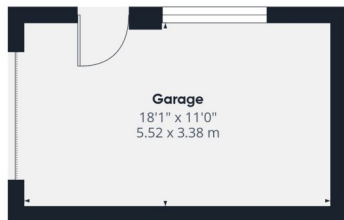




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1157 ft²
107.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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