



**Brian
Todd**
.co.uk

20 Cairngorm Walk, Larne, BT40 2JP

Guide Price £79,950

FEATURES

- MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE - WITH LAMINATE WOOD FLOORING
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- CASUAL DINING AREA
- THREE BEDROOMS
- MODERN WHITE BATHROOM SUITE
- ENCLOSED REAR GARDEN WITH STORE
- ACCESS BEYOND
- LOW MAINTENANCE FRONT GARDEN
- BEING SOLD WITH TENANT
- WELL PRESENTED AND DECORATED THROUGHOUT
- POPULAR RESIDENTIAL LOCATION

This well presented mid-townhouse offers an excellent investment opportunity, coming complete with a long-term sitting tenant.

Located in a popular residential area of Larne, the property is finished to a high standard with tasteful décor throughout.

The accommodation comprises of a bright and comfortable lounge, a modern fitted kitchen with integrated appliances, and a casual dining area ideal for everyday living. The first floor offers three bedrooms and a contemporary bathroom fitted with a modern white suite.

Externally, the property benefits from an enclosed rear garden with a useful store and access beyond. To the front, there is a low maintenance garden finished in decorative pebbles.

This attractive property represents a ready made investment in a popular location.

Viewing is highly recommended and is strictly by appointment through the selling agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE: A well presented family room, with wood flooring.

KITCHEN WITH BREAKFAST AREA : Modern fitted kitchen incorporating integrated electric hob, oven and extractor fan. Stainless steel sink unit.

Plumbed for automatic washing machine. Casual dining area.

First Floor

BATHROOM: Modern white suite incorporating push button W.C., vanity wash hand basin and panelled bath with shower and screen.

BEDROOM (1):

BEDROOM (2):

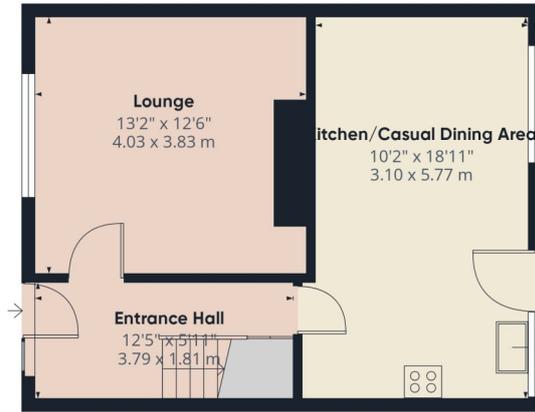
BEDROOM (3):

Outside

GARDENS: Low maintenance front garden.

Enclosed rear garden with store and access beyond.





Floor 0



Floor 1



Approximate total area⁽¹⁾
835 ft²
77.5 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		
55-68	D		63 D
39-54	E		
21-38	F	35 F	
1-20	G		



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