



**Brian
Todd**
.co.uk

58 Clover Brook, Old Belfast Road, Larne, BT40 2UP

Offers Around £229,950

FEATURES

- CONTEMPORARY STYLE SEMI DETACHED VILLA
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE
- STUNNING SHAKKER STYLE FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CASUAL DINING AREA
- DOWNSTAIRS GUEST W.C.
- SUN ROOM - FLOOR TILING
- BATHROOM WITH MODERN WHITE SUITE
- THREE BEDROOMS
- ENSUITE SHOWER ROOM - MODERN WHITE SUITE
- GARAGE WITH AUTOMATIC DOOR
- FRONT GARDEN IN LAWN
- STONED DRIVEWAY TO THE SIDE
- ENCLOSED REAR GARDEN WITH FEATURE LIGHTING, POWER POINT AND BOUNDARY FENCING
- EXCELLENT STANDARD OF PRESENTATION AND FINISH THROUGHOUT

Situated in a much sought after development on the outskirts of Larne, it is a pleasure to offer for sale, this contemporary style semi detached villa.

Presented and decorated to an exceptional standard throughout, the property comprises of a lounge, stunning "Shakker" style fitted kitchen with integrated appliances, casual dining area, downstairs guest W.C., sun room, bathroom with modern white suite, three bedrooms and ensuite shower room.

Externally, the property benefits from low maintenance gardens to the front and rear, and, side stoned driveway with parking for several cars.

Within easy access to Larne Town, the property is situated close to the local Park and Ride facility and main A8 Larne to Belfast Road.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Floor tiling.

GUEST W.C.:

White suite incorporating W.C. and wash hand basin. Floor tiling

LOUNGE:

Piped for living flame gas fire.

KITCHEN/DINING ROOM:

Stunning "Shakker" style fitted kitchen with integrated "Nord Mende" oven and "Bosch" four ring touch hob, fridge/freezer and dishwasher. Stainless steel extractor fan. Plumbed for automatic washing machine. Floor tiling.

SUN ROOM: Floor tiling. Feature lighting. Patio door feature leading to rear garden.

First Floor

LANDING:

Hotpress. Access to roof space.

BEDROOM (1):

ENSUITE SHOWER ROOM:

White suite incorporating W.C., wash hand basin and separate shower cubicle with thermostatically controlled shower. Floor tiling.

BEDROOM (2):

BEDROOM (3):

BATHROOM:

White suite incorporating W.C., wash hand basin and corner bath. Separate shower cubicle with thermostatically controlled shower. Part wall tiling. Floor tiling.

Outside

GARAGE:

Automatic door with remote control.

GARDENS:

Front garden in lawn.

Stoned driveway with parking.

Enclosed rear garden with boundary fencing and feature "everlasting" light fittings. Power point.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 1210 ft²
 112.3 m²

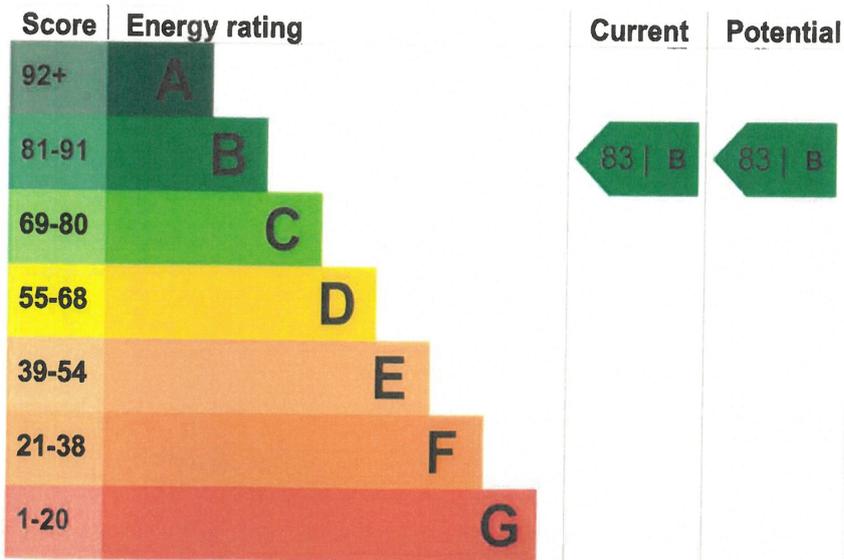
Reduced headroom
 3 ft²
 0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

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