



**Brian
Todd**
co.uk

33 Parklands, Larne, BT40 1WW

Offers Around £224,950

FEATURES

- MODERN DETACHED VILLA
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE WITH BAY WINDOW
- FITTED KITCHEN - INTEGRATED APPLIANCES
- DINING ROOM - FEATURE PATIO DOOR
- DOWNSTAIRS GUEST W.C. AND WASH HAND BASIN
- THREE BEDROOMS
- SUPERB BATHROOM WITH WHITE SUITE - SEPARATE SHOWER CUBICLE
- ROOFSPACE - FLOORED WITH POWER AND LIGHT/SLINGSBY STYLE LADDER
- FRONT GARDEN IN LAWN
- SIDE GARDEN WITH FEATURE DECORATIVE PEBBLES AND MATURE SHRUBS
- TAR MAC DRIVEWAY
- ENCLOSED REAR GARDEN IN LAWN WITH FEATURE ROCKERY AND TWIN FLAGGED PATIO AREAS
- WELL PRESENTED AND MAINTAINED THROUGHOUT
- CHAIN FREE
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION

Situated in a highly regarded residential area of Larne, this beautifully finished home, is most definitely a credit to its present owner.

Affording ample, family, living accommodation, the property comprises of a lounge with bay window, dining room with patio door, downstairs guest W.C., fitted kitchen with integrated appliances, three bedrooms and bathroom with modern white suite and separate shower cubicle.

Externally, the property benefits from a front garden in lawn, side garden in decorative pebbles and mature shrubs, tar mac driveway and a superb enclosed rear garden in lawn with feature twin flagged patio areas and water tap.

Chain Free, this excellent home comes highly recommended, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Original wood flooring.

GUEST W.C.:

White suite incorporating W.C. and wash hand basin. Original wood flooring.

LOUNGE:

A lovely bright and airy room, with bay window. Feature wood over mantle and hearth with gas fire inset. Original wood flooring. Double opening doors through to:-

DINING ROOM:

Original wood flooring. Feature slide patio door.

KITCHEN:

A Good range of fitted upper and lower level fitted units. Integrated gas hob, electric oven and extractor fan. One and half bowled stainless steel sink unit. Plumbed for automatic washing machine and dishwasher. Under stair storage.

First Floor

LANDING:

With cupboard and boiler.

BEDROOM (1):

Built in mirrored robes.

BEDROOM (2):

BEDROOM (3):

BATHROOM:

Excellent room, with modern white suite incorporating push button W.C., vanity wash hand basin, bath and corner shower cubicle. Towel radiator. Feature wall and floor tiling.

Outside

GARDENS:

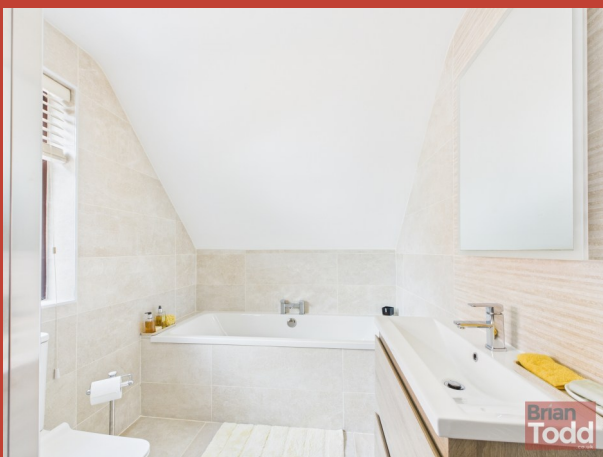
Front garden in lawn.

Side garden in decorative pebbles and mature shrubs.

Tar mac driveway.

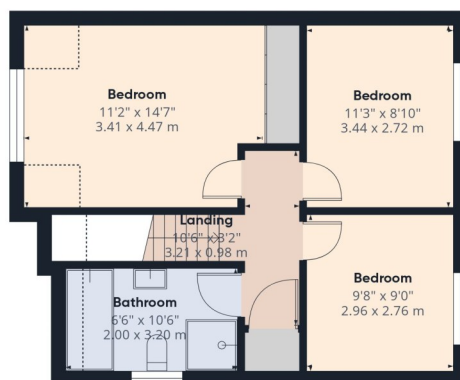
Excellent enclosed rear garden in lawn with rockery feature.

Twin feature flagged patio areas and water tap.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1069 ft²
99.3 m²

Reduced headroom

23 ft²
2.1 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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