



**Brian  
Todd**  
.co.uk

**9 Ronald Street, Larne, BT40 1QR**

**Offers Around £89,950**

## FEATURES

- **CENTRALLY LOCATED MID TOWN HOUSE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **WELL PRESENTED AND DECO RATED THROUGHOUT**
- **LOUNGE - HIGH MANTLE FIRE PLACE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SHOWER ROOM – MODERN WHITE SUITE**
- **THREE BEDROOMS**
- **UPPER FLOOR GUEST W.C. AND WASH HAND BASIN**
- **ENCLOSED YARD TO REAR**
- **EXCELLENT FIRST TIME BUY OR INVESTMENT PROPERTY**
- **CHAIN FREE**

An exceptional opportunity to acquire this well presented mid-terrace residence, ideally positioned in a central location within easy walking distance of the town centre and an excellent array of local amenities.

Finished to a high standard throughout, the property offers comfortable accommodation comprising of a bright and inviting lounge, a contemporary kitchen fitted with integrated appliances, shower room with a modern white suite, three bedrooms and upper floor guest W.C. and wash hand basin.

Externally, the property benefits from a private, enclosed rear yard, creating a peaceful and low maintenance outdoor retreat.

Chain Free, viewing is highly recommended and is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### **ENTRANCE HALL:**

**LOUNGE:** A bright, well presented room, with high mantle fireplace.

**KITCHEN:** Modern range of fitted upper and lower level units. Integrated hob, oven and contemporary style extractor fan. Single drainer sink unit. Plumbed for automatic washing machine. Part wall tiling.

**SHOWER ROOM:** Modern white suite incorporating push button W.C., vanity style wash hand basin and double shower cubicle. Towel radiator. Tiling.

### First Floor:

#### **BEDROOM (1):**

#### **BEDROOM (2):**

#### **BEDROOM (3):**

**GUEST W.C.:** Incorporating W.C. and wash hand basin.

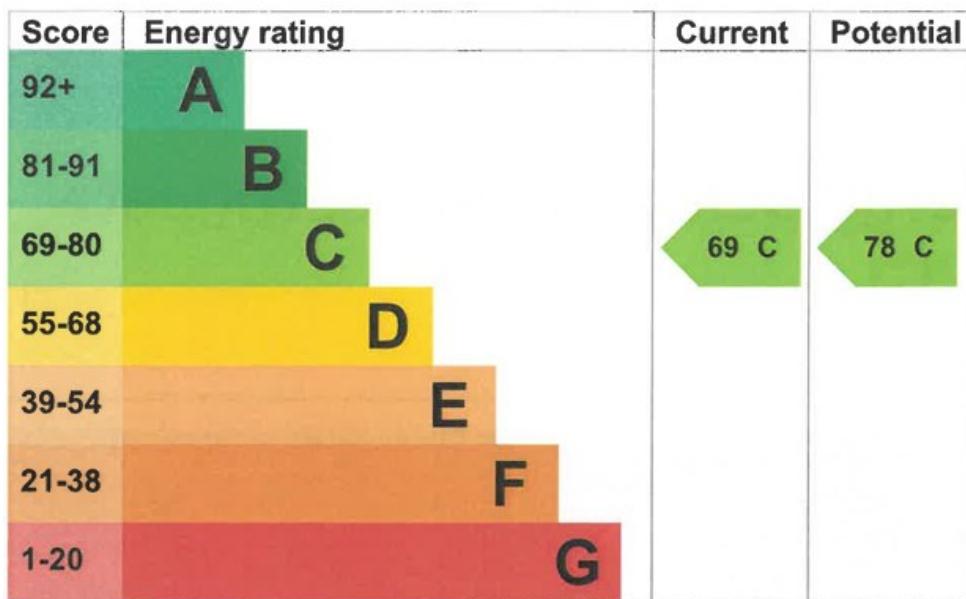
### Outside

Enclosed yard to the rear.





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