



**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):

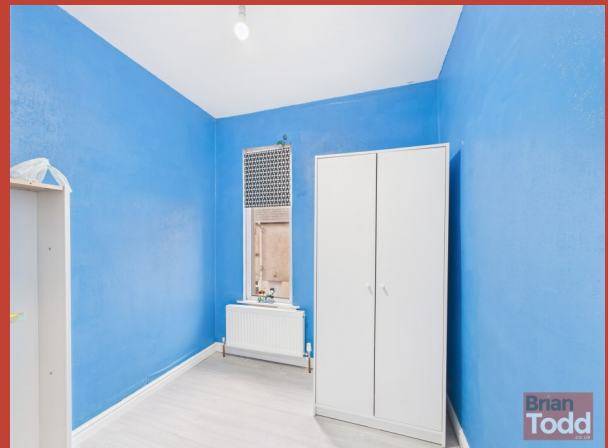
BEDROOM (2):

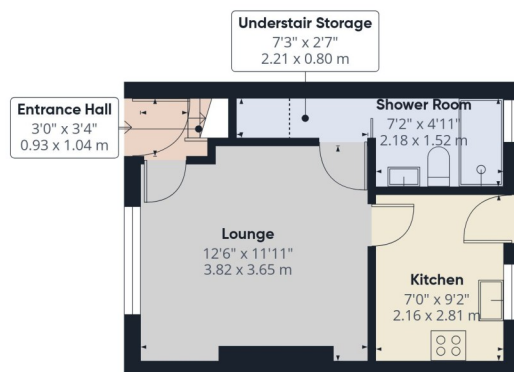
BEDROOM (3):

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

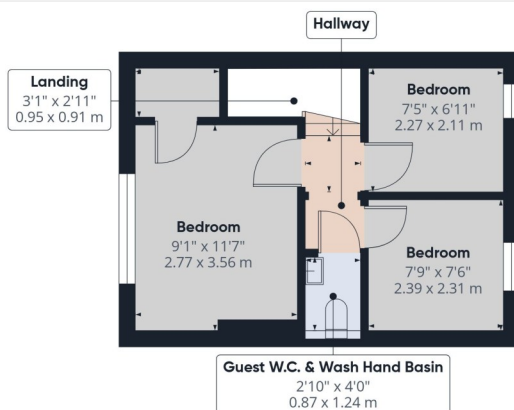
Outside

Enclosed yard to the rear.





Floor 0



Floor 1



Approximate total area⁽¹⁾

538 ft²
49.9 m²

Reduced headroom

7 ft²
0.7 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		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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