



**Brian
Todd**
.co.uk

8 Shanks Park, Larne, BT40 2PQ

Offers Around £229,950

FEATURES

- **CONTEMPORARY STYLE DETACHED VILLA**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **QUIET CUL DE SAC POSITION**
- **TWO RECEPTION ROOMS**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **FAMILY BATHROOM - MODERN WHITE SUITE**
- **FOUR BEDROOMS**
- **ENSUITE SHOWER ROOM - WITH MODERN WHITE SUITE**
- **ENCLOSED REAR GARDEN WITH FEATURE PATIO**
- **LARGE SHED - PLUMBED FOR AUTOMATIC WASHING MACHINE**
- **FRONT GARDEN**
- **SPACIOUS TAR MAC DRIVEWAY TO THE SIDE**
- **CHAIN FREE**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**

Occupying a quiet cul de sac position, within a much sought after residential area of Larne, it is a pleasure to offer for sale this well presented and decorated detached villa.

Affording excellent family living accommodation, the property comprises of a lounge with bay window, dining room, with patio door feature, modern fitted kitchen with integrated appliances, bathroom with modern white suite, four bedrooms and ensuite shower room.

Externally, the property benefits from an enclosed rear garden in lawn with large shed, which is plumbed for an automatic washing machine, front garden in lawn and spacious tar mac driveway to the side.

Chain Free, this modern day property comes highly recommended, viewing of which is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

Bay window. Feature high mantle fireplace. Laminate wood flooring.

DINING ROOM:

Laminate wood flooring. Patio door leading onto rear garden.

KITCHEN:

Modern range of fitted upper and lower units. Integrated electric hob, oven, extractor fan and dishwasher. Stainless steel sink unit. Wall and floor tiling.

First Floor

BEDROOM (1):

Laminate wood flooring.

ENSUITE SHOWER ROOM:

White suite incorporating W.C., wash hand basin and separate shower cubicle.

BEDROOM (2):

BEDROOM (3):

BEDROOM (4):

BATHROOM:

White suite incorporating W.C., pedestal wash hand basin and panelled bath.

Outside

GARDENS:

Enclosed rear garden in lawn with patio feature.

Large shed, which is plumbed for automatic washing machine.

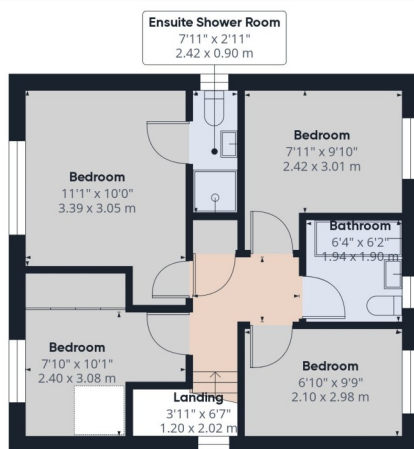
Front garden in lawn with mature shrubs.

Tar mac driveway to side.





Floor 0



Floor 1

Approximate total area⁽¹⁾
974.68 ft²
90.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	64 D
39-54	E		
21-38	F		
1-20	G		



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