



**Brian
Todd**
.co.uk

1 Arran Gardens, Larne, BT40 2JU

Offers Around £164,950

FEATURES

- CONTEMPORARY SEMI DETACHED CHALET STYLE VILLA
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SPACIOUS LOUNGE WITH LAMINATE FLOORING
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CASUAL DINING AREA WITH DOUBLE OPENING PATIO DOORS
- THREE BEDROOMS
- BATHROOM WITH MODERN WHITE SUITE
- FRONT GARDEN IN LAWN
- ENCLOSED REAR GARDEN IN LAWN WITH DECORATIVE PAVIOUR STYLE PATIO FEATURE, BARBEQUE AND FURTHER SEATING AREA
- SUPERB STANDARD OF PRESENTATION AND FINISH THROUGHOUT
- POPULAR MATURE RESIDENTIAL LOCATION

This is most definitely an impressive contemporary style home to avail the Open Market in recent times.

A credit to its present owners, this superb property has got great kerb appeal. presented and decorated to an exceptionally high standard throughout, this beautiful home affords bright and airy living accommodation which comprises of a spacious lounge, modern fitted kitchen with integrated appliances, casual dining area with patio door feature, three bedrooms and bathroom with a modern white suite. Outside, the property has a neat and tidy front garden laid to lawn and a well enclosed rear garden with feature paviour style patio, seating and barbeque areas.

Only by an internal inspection can the purchaser fully appreciate the overall specification of this quality finished home.

Viewing is highly recommended and is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE:

An well presented and decorated room, with laminate flooring.

KITCHEN:

Modern range of fitted upper and lower level units including breakfast bar, with concealed wine rack.

Integrated hob, oven and extractor fan. Casual dining area with double opening patio doors. Spot lighting. Solid wood flooring.

First Floor

BEDROOM (1):

Laminate wood flooring.

BEDROOM (2):

Built in storage. Laminate wood flooring.

BEDROOM (3):

Laminate wood flooring.

BATHROOM:

Modern white suite incorporating push button W.C., wash hand basin and panelled bath. Wall tiling.

Second Floor

ROOFSpace:

Access via slingsby style ladder.

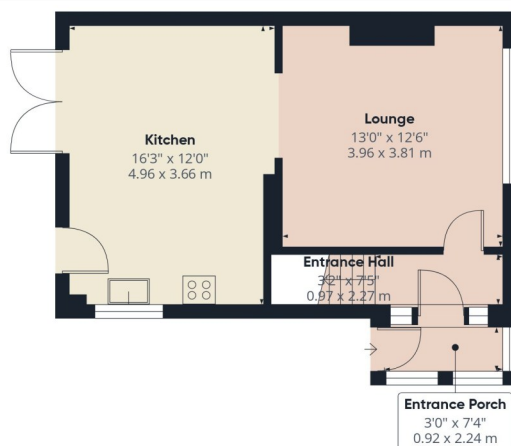
Outside

GARDENS:

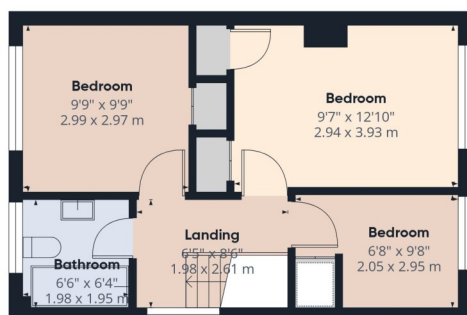
Enclosed rear garden in lawn with decorative paviour style patio feature, barbeque and further seating features. Shed.

Front garden in lawn





Floor 0



Floor 1

Approximate total area⁽¹⁾
803 ft²
74.6 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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