



**Brian  
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co.uk

**122 Old Glenarm Road, Larne, BT40 1NH**

**Offers Around £94,950**

## FEATURES

- NEAT AND TIDY MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING - NEW BOILER AND TANK
- UPVC DOUBLE GLAZING
- LOUNGE WITH FEATURE FIREPLACE
- FITTED UPPER AND LOWER LEVEL KITCHEN UNITS WITH BREAKFAST BAR
- MODERN SHOWER ROOM WITH WHITE SUITE
- THREE BEDROOMS
- COVERED YARD AREA
- REAR GARDEN IN LAWN
- SMALL FRONT GARDEN
- ELEVATED POSITION
- CHAIN FREE

Occupying an elevated position along this popular stretch of road, this is an excellent opportunity for the discerning purchaser to acquire this neat and tidy mid town house.

Affording good comfortable living accommodation, the property comprises of a lounge with feature fireplace, kitchen with fitted units and breakfast bar, modern shower room with white suite and three bedrooms.

Externally, the property benefits from a small front garden, covered yard area and rear garden in lawn with shed.

Chain Free, this excellent property will no doubt appeal to both the first time buyer and investor alike.

Viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE PORCH:

#### LOUNGE:

Feature fireplace. Laminate wood flooring.

#### KITCHEN:

Range of fitted upper and lower level units including breakfast bar. Stainless steel sink unit.

#### SHOWER ROOM:

Modern white suite incorporating vanity wash hand basin, W.C. and shower cubicle. Floor tiling. Part wall tiling.

### First Floor

#### BEDROOM (1):

Built in storage.

#### BEDROOM (2):

#### BEDROOM (3):

### Outside

#### COVERED YARD AREA:

With oil store.

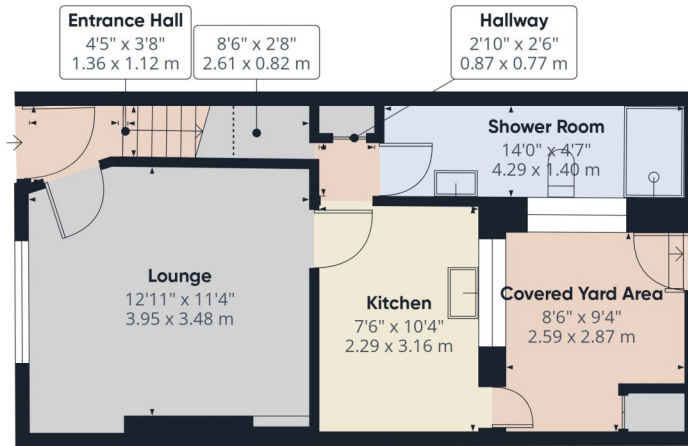
#### GARDENS:

Small front garden

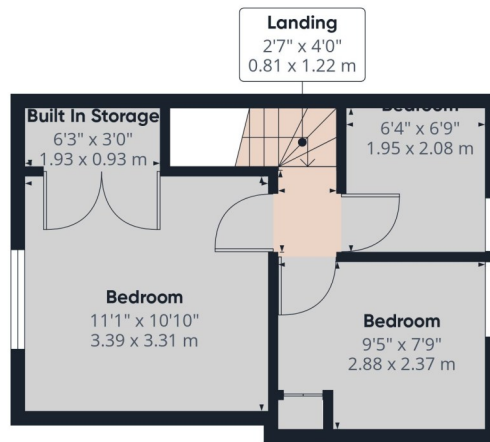
Rear garden in lawn with shed.

New oil tank.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

687 ft<sup>2</sup>  
63.8 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

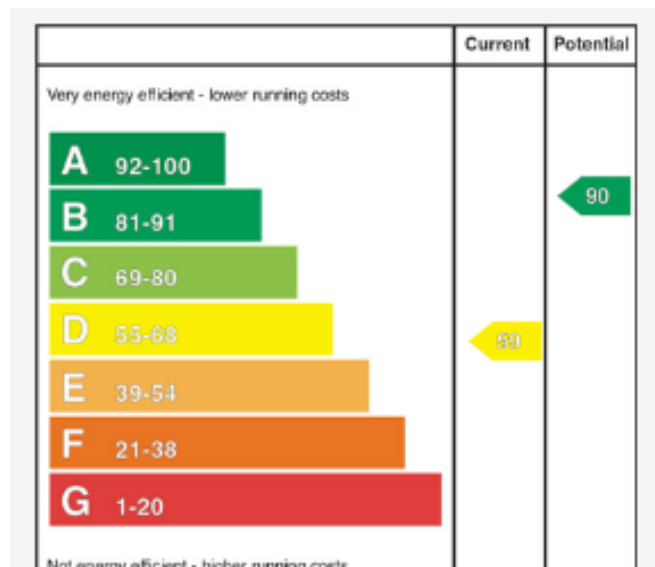
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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