



**Brian
Todd**
co.uk

121 Blackthorn Rise, Larne, BT40 2HL

Offers Around £235,000

FEATURES

- **CONTEMPORARY STYLE DETACHED VILLA**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **ALARM SYSTEM**
- **LOUNGE WITH FEATURE TWIN BAY WINDOWS**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **DOWNSTAIRS GUEST W.C. AND WASH HAND BASIN**
- **FAMILY BATHROOM - WHITE SUITE**
- **FOUR BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **OFF STREET PARKING**
- **FRONT GARDEN IN LAWN**
- **ENCLOSED, PRIVATE REAR GARDEN IN LAWN WITH FEATURE PATIO/ELECTRIC POINTS AND WATER TAP**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**

Situated in a much sought after residential area of Larne, it is a pleasure to offer for sale this contemporary style detached villa.

Of recent construction, the property has been exceptionally well cared for and maintained by its present owners, and affords good, family living accommodation, to include a lounge with twin bay windows, modern fitted kitchen with integrated appliances, casual dining area, downstairs guest W.C., family bathroom with modern white suite, four bedrooms and ensuite shower room.

Externally, the property benefits from an enclosed rear garden in lawn with feature patio, water tap and electric power sockets, whilst to the front, a garden in lawn and tar mac driveway to the side.

Highly recommended, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

GUEST W.C.:

Incorporating W.C. and wash hand basin.

LOUNGE:

Twin bay window features.

KITCHEN:

Modern range of upper and lower level fitted units.

Integrated electric hob, oven, extractor fan, fridge/freezer, dishwasher and washing machine. Casual dining area with feature patio door.

First Floor

BEDROOM (1):

ENSUITE SHOWER ROOM:

Modern white suite incorporating vanity wash hand basin, W.C. and separate shower cubicle.

BEDROOM (2):

BEDROOM (3):

BEDROOM (4):

BATHROOM:

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

Outside

GARDENS:

Enclosed, private rear garden in lawn, feature patio with water tap and power points.

Front garden in lawn.

Off street parking.





Floor 0



Floor 1

Approximate total area[™]

1178 ft²

109.4 m²

Reduced headroom

10 ft²

0.9 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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