



Brian
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.co.uk

54 Walnut Avenue, Larne, BT40 2WA

Offers Around £214,950

FEATURES

- **CONTEMPORARY STYLE DETACHED VILLA**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **DOWNSTAIRS GUEST W.C. AND WASH HAND BASIN**
- **FAMILY BATHROOM - WHITE SUITE**
- **THREE BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **GARAGE WITH LIGHT, POWER AND WATER / ROLLER DOOR**
- **TAR MAC DRIVEWAY TO THE SIDE**
- **FRONT GARDEN IN LAWN**
- **ENCLOSED LOW MAINTENANCE REAR GARDEN WITH MATURE SHRUBS, PLANTS AND FEATURE PATIO**
- **WELL PRESENTED AND MAINTAINED THROUGHOUT**
- **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. Well presented and maintained throughout, the property affords excellent family, living accommodation which comprises of a lounge, dining room, modern fitted kitchen with integrated appliances, downstairs guest W.C., family bathroom with white suite, three bedrooms and ensuite shower room. Externally, the property benefits from a garage with light, power and water supplied, front garden in lawn and an enclosed low maintenance rear garden with an abundance of mature shrubs, plants and feature patio. Highly recommended, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

Laminate wood flooring.

ENTRANCE HALL:

Laminate wood flooring. Storage off.

GUEST W.C.:

Incorporating W.C. and wash hand basin.

LOUNGE:

Bay window. High mantle fireplace. Laminate wood flooring. Through to:

DINING ROOM:

Laminate wood flooring. Patio door to rear.

KITCHEN:

Modern range of fitted upper and lower level units. Integrated hob, oven and extractor fan. Plumbed for automatic washing machine and dishwasher. Built in larder.

First Floor

BEDROOM (1):

Bay window.

ENSUITE SHOWER ROOM:

White suite incorporating push button W.C., vanity wash hand basin and separate shower cubicle. Towel radiator. Laminate wood flooring.

BEDROOM (2):

Laminate wood flooring.

BEDROOM (3):

Laminate wood flooring.

BATHROOM:

Modern white suite incorporating push button W.C., vanity wash hand basin and bath. Half tiled walls and floor tiling. Hotpress.

Outside

GARAGE:

A spacious garage with light, power and water. Fitted sink unit. Roller door.

GARDENS:

Front garden in lawn.

Tar mac driveway to the side.

Enclosed low maintenance rear garden with an abundance of mature shrubs, plants and feature patio.





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propertymark

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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