



**Brian
Todd**
.co.uk

45 Greenland Crescent, Larne, BT40 1HE

Offers Around £179,950

FEATURES

- OIL FIRED CENTRAL HEATING
- U.P.V.C DOUBLE GLAZING
- LOUNGE WITH FEATURE RAISED DINING AREA
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- FIVE BEDROOMS - ONE WITH SHOWER CUBICLE
- MODERN WHITE BATHROOM SUITE
- GARAGE AND STORE
- REAR GARDEN IN LAWN WITH PATIO AREA
- BLOCK PAVIOUR PARKING TO THE FRONT
- WELL PRESENTED AND DECORATED THROUGHOUT
- POPULAR RESIDENTIAL LOCATION
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION

Situated in a popular residential area of Larne, it is a pleasure to offer for sale, this well presented and decorated extended semi detached villa.

Providing excellent living accommodation, the property comprises of a lounge, raised dining area, modern fitted kitchen, utility room, bathroom with modern white suite and five bedrooms, one with a shower cubicle.

Externally, the property benefits from a garage with store, block paviour parking feature to the front and rear garden in lawn with patio feature.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE/DINING:

Featuring laminate wood flooring. Raised floor feature to dining area. Patio doors leading to rear garden.

KITCHEN:

Good range of upper and lower level units. Integrated extractor fan. Stainless steel sink unit. Plumbed for dishwasher. Laminate flooring.

UTILITY ROOM:

Stainless steel sink unit. Plumbed for automatic washing machine.

First Floor

BEDROOM (1):

Corner shower cubicle.

BEDROOM (2):

Laminate wood flooring.

BEDROOM (3):

Laminate wood flooring. Access to roof space.

BEDROOM (4):

Laminate wood flooring.

BEDROOM (5):

Laminate wood flooring.

BATHROOM:

White suite incorporating corner bath, low level W.C., Pedestal wash hand basin and low level W.C. Decorative P.V.C. wall panelling.

Outside

GARAGE:

Roller door.

STORE:

GARDENS:

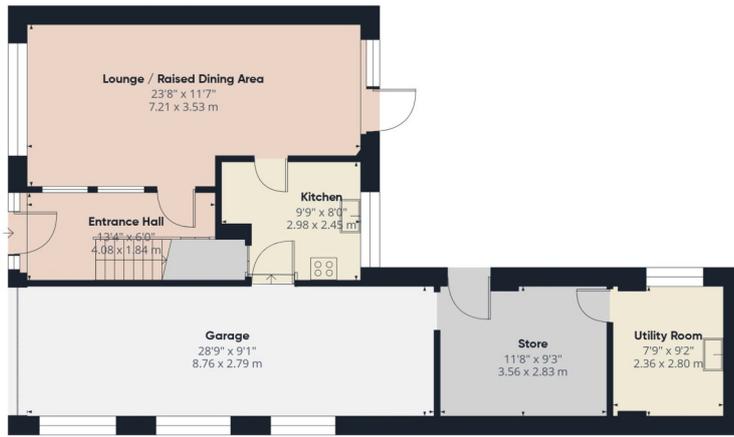
Private rear garden with feature patio and decking areas.

Outside rear light.

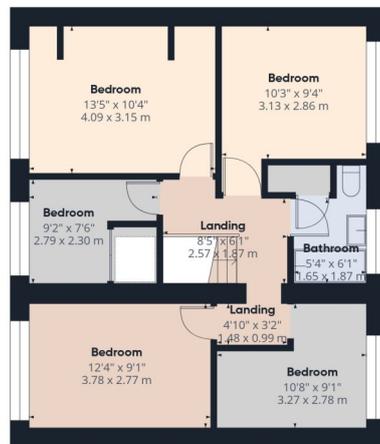
Water taps to front and rear.

Block paviour parking to the front..





Floor 0



Floor 1

Approximate total area⁽¹⁾
1455 ft²
135.1 m²

(1) Excluding balconies and terraces

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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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