



**Brian
Todd**
.co.uk

10 Huntly Park, Larne, BT40 2TT

Offers Around £169,950

FEATURES

- SEMI DETACHED VILLA
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ALARM SYSTEM
- OPEN PLAN LOUNGE DINING ROOM
- FITTED KITCHEN - INTEGRATED EXTRACTOR FAN/BREAKFAST BAR
- THREE BEDROOMS - ALL WITH LAMINATE WOOD FLOORING
- WHITE BATHROOM SUITE
- FRONT GARDEN IN LAWN
- TARMAC DRIVEWAY TO SIDE
- ENCLOSED REAR GARDEN WITH PATIO FEATURE
- CUL-DE-SAC POSITION
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION

It is a pleasure to offer for sale, this modern semi-detached villa, which occupies a quiet cul de sac position within this much sought after residential location.

Affording good comfortable living accommodation, the property comprises of an open plan lounge/ dining room, fitted kitchen with integrated extractor fan and breakfast bar, three bedrooms and bathroom with white suite.

Externally, the property has an easily managed front garden in lawn, enclosed rear garden in lawn with feature patio and tarmac driveway to the side.

Chain Free, viewing is highly recommended and is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Laminate wood flooring.

LOUNGE:

Feature high mantle fireplace. Laminate wood flooring and Dado rail. Open plan through to:

DINING ROOM:

Dado rail.

KITCHEN:

A range of upper/lower level fitted units including breakfast bar. Integrated extractor fan. One and a half bowled sink. Plumbed for automatic washing machine.

First Floor

BEDROOM (1):

Laminate wood flooring.

BEDROOM (2):

Laminate wood flooring.

BEDROOM (3):

Laminate wood flooring.

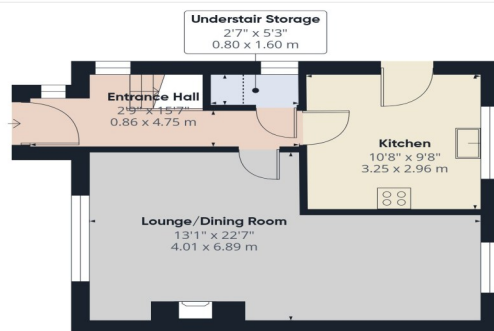
BATHROOM: White suite incorporating W.C, wash hand basin and panelled bath with electric shower attachment. Part wall tiling.

Outside

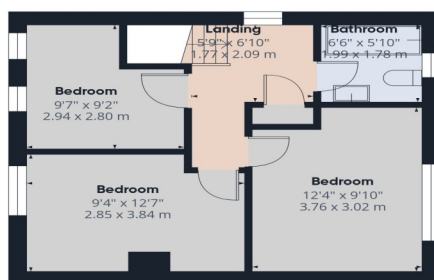
GARDENS:

Enclosed rear garden in lawn with feature patio. Front garden in lawn. Tarmac driveway to side





Floor 0



Floor 1

Approximate total area⁽¹⁾
827 ft²
76.9 m²

Reduced headroom
4 ft²
0.4 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.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		



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