



**Brian  
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.co.uk

**149 Waterloo Gardens, Larne, BT40 1EU**

**Offers Around £99,950**

## FEATURES

- EXTENDED MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE
- MODERN FITTED KITCHEN
- DOWNSTAIRS SHOWER ROOM AND BEDROOM
- TWO FIRST FLOOR BEDROOMS
- FIRST FLOOR BATHROOM WITH MODERN WHITE SUITE
- ENCLOSED REAR GARDEN WITH FEATURE DECKING
- OFF STREET TARMAC PARKING TO THE FRONT
- WELL PRESENTED THROUGHOUT
- POPULAR RESIDENTIAL LOCATION

This is an exciting opportunity for first-time buyers and growing families to acquire this well presented, extended mid townhouse.

Situated in a popular residential area of Larne and within easy reach of a wide range of local amenities, the property offers deceptively spacious and well-planned living accommodation throughout.

The accommodation comprises a comfortable lounge, a modern fitted kitchen, a downstairs shower room and bedroom, with two further bedrooms and a family bathroom located on the first floor. Externally, the property benefits from an enclosed rear garden with feature decking, ideal for outdoor enjoyment, while to the front there is off-street tarmac parking.

Early viewing is highly recommended to fully appreciate all this home has to offer. Viewing is strictly by appointment only through the Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

**LOUNGE:** Laminate wood flooring.

**KITCHEN:** Modern range of fitted upper and lower level units incorporating integrated extractor fan. Stainless steel sink unit. Plumbed for automatic washing machine. Part wall tiling. Ceramic floor tiling.

**SHOWER ROOM:** Wet room style room, incorporating W.C., vanity wash hand basin and shower area. Laminate wood flooring.

**BEDROOM (3):** May be used as a reception room.

Laminate wood flooring.

### First Floor

**BATHROOM:** Modern white suite incorporating push button W.C., vanity wash hand basin and panelled bath with electric shower attachment. Towel radiator. Part wall tiling.

**BEDROOM (1):** Built in storage. Laminate wood flooring.

**BEDROOM (2):** Laminate wood flooring.

### Outside

**GARDENS:** Front garden with off street tarmac parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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