



**Brian  
Todd**  
.co.uk

**30 Corran Mews, Larne, BT40 1FH**

**Offers Around £109,950**

## FEATURES

- **SECOND FLOOR GABLE END APARTMENT**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **SPACIOUS OPEN PLAN LOUNGE/ KITCHEN AREA WITH BAY WINDOW TO LOUNGE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **TWO BEDROOMS**
- **MODERN WHITE BATHROOM SUITE**
- **COMMUNAL PARKING**
- **TASTEFULLY DECORATED AND WELL PRESENTED THROUGHOUT**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**
- **CHAIN FREE**

A well-presented and tastefully decorated second floor gable end apartment in a highly sought after residential location.

Conveniently close to the town centre, seafront promenade, and leisure centre, the property offers comfortable accommodation featuring a spacious open-plan lounge/kitchen with a bay window, a modern fitted kitchen with integrated appliances, two bedrooms, and a contemporary white bathroom suite.

Externally, there are communal grounds and parking.

Offered chain free, with viewing highly recommended and strictly by appointment through Agents.

## THE PROPERTY COMPRISES:

### Second Floor

**ENTRANCE HALL:** Storage off.

**LOUNGE/KITCHEN:** Bay window to lounge area. Modern range of fitted upper and lower level units with feature kicker board lighting. Integrated gas hob, electric oven, extractor fan, fridge/freezer and washing machine. Floor tiling to kitchen area.

**BEDROOM (1):**

**BEDROOM (2):**

**BATHROOM:** Modern white suite incorporating W.C., wash hand basin and panelled bath with shower attachment. Tiling.

### Outside

Communal parking.





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



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