



**Brian
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.co.uk

73 Argyll View, Larne, BT40 2JS

Offers Around £154,950

FEATURES

- SEMI DETACHED VILLA
- OIL FIRED CENTRAL HEATING WITH NEW CONDENSING BOILER
- UPVC DOUBLE GLAZING
- OPEN PLAN LOUNGE/DINING ROOM
- NEWLY INSTALLED FITTED KITCHEN - INTEGRATED APPLIANCES
- THREE BEDROOMS
- BATHROOM - WHITE SUITE
- GARAGE WITH DRIVEWAY
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- FRONT GARDEN
- POPULAR RESIDENTIAL LOCATION

This well presented chalet style semi detached villa offers an excellent opportunity to purchase a home in a popular and convenient residential area of Larne.

Situated in a quiet cul-de-sac, the property provides bright, comfortable living space ideal for modern family life.

The accommodation comprises a spacious open-plan lounge and dining area, a newly installed contemporary fitted kitchen with integrated appliances, three bedrooms, and a bathroom.

Externally, the property benefits from a garage with an extended concrete driveway, a front garden laid in lawn, and a low-maintenance rear garden finished with decorative pebbles.

Early viewing is highly recommended and is available strictly by appointment through the selling agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE: High mantle fireplace with open fire. Laminate wood flooring. Open plan through to:-

DINING ROOM: Laminate wood flooring. Patio doors leading to rear garden.

KITCHEN: A modern range of newly installed fitted units incorporating integrated hob, electric oven, extractor fan and fridge/freezer. Stainless steel sink unit with filter tap. Plumbed for automatic washing machine.

First Floor

BEDROOM (1): Built in storage.

BEDROOM (2): Built in storage.

BEDROOM (3): Hot-press.

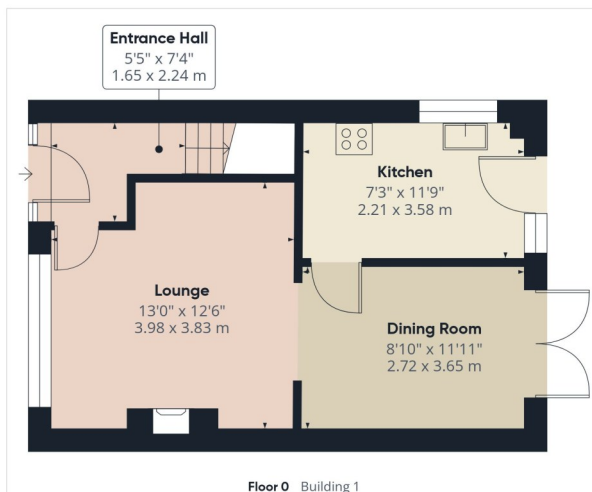
BATHROOM: White suite incorporating W.C., wash hand basin and panelled bath with shower attachment.

Outside

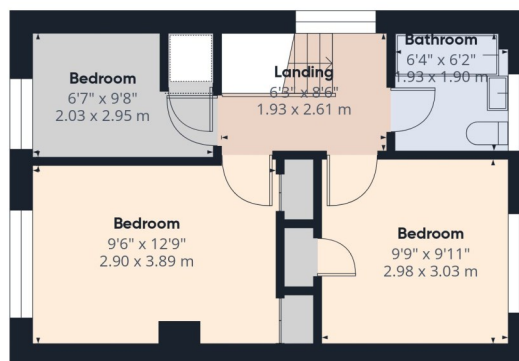
GARAGE: With driveway.

GARDENS: Enclosed rear garden in decorative pebbles. Front garden.

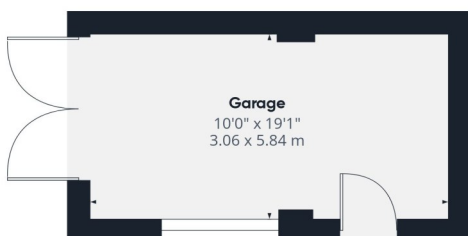




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
973 ft²
90.3 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		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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