



**Brian  
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.co.uk

**14 Porter Crescent, Larne, BT40 2TZ**

**Offers Around £249,950**

## FEATURES

- DETACHED CHALET STYLE VILLA
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE - HIGH MANTLE FIREPLACE
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- CASUAL DINING AREA
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- BATHROOM - MODERN WHITE SUITE
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- ENCLOSED REAR GARDEN IN LAWN WITH FEATURE PATIO
- TARMAC DRIVEWAY TO THE SIDE
- FRONT GARDEN IN LAWN
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION
- WELL PRESENTED AND DECORATED THROUGHOUT

For those in search of a beautifully presented and tastefully decorated family home, this contemporary style property is sure to impress.

Located in a highly sought after residential area of Larne, the home is just a short drive from the town centre and offers convenient access to the main A8 carriageway, providing an easy commute towards Belfast.

Internally, the property offers deceptively spacious and well planned living accommodation. The ground floor comprises of a lounge, a modern fitted kitchen complete with integrated appliances, casual dining area, a separate utility room, and a convenient downstairs guest W.C. A fourth bedroom, located on the ground floor, provides flexible living options ideal for guests or multi-generational family needs.

Upstairs, there are three further well proportioned bedrooms, including a principal bedroom with ensuite shower room, along with a contemporary family bathroom finished with a white suite.

Externally, the home benefits from an enclosed rear garden laid in lawn, complemented by a feature patio area and garden shed perfect for relaxing or entertaining. To the front, there is a neat lawned garden and a tarmac driveway to the side, offering ample off-street parking.

Early viewing is highly recommended to fully appreciate the quality and space this excellent family home has to offer.

Viewing is strictly by appointment through the Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### **ENTRANCE HALL:**

**GUEST W.C.:** Modern white suite incorporating W.C. and wash hand basin.

**LOUNGE:** High mantle fireplace. Laminate wood flooring. French style doors through to:

**DINING ROOM:** Laminate wood flooring. Patio door feature.

**KITCHEN:** Modern range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. One and half bowled sink unit. Plumbed for automatic washing machine and dishwasher.

**UTILITY ROOM:** Fitted units.

### First Floor

**BATHROOM:** Modern white suite incorporating W.C., wash hand basin and panelled bath. Velux window.

**BEDROOM (1):** Laminate wood flooring.

**ENSUITE SHOWER ROOM:** Modern white suite incorporating W.C., wash hand basin and panelled bath. Velux style window. Towel radiator.

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

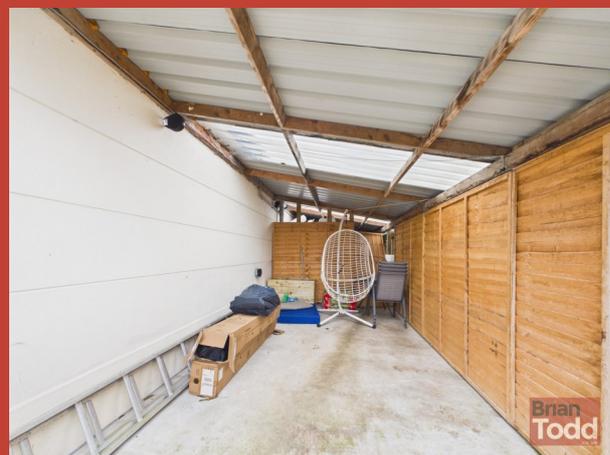
**BEDROOM (3):** Laminate wood flooring.

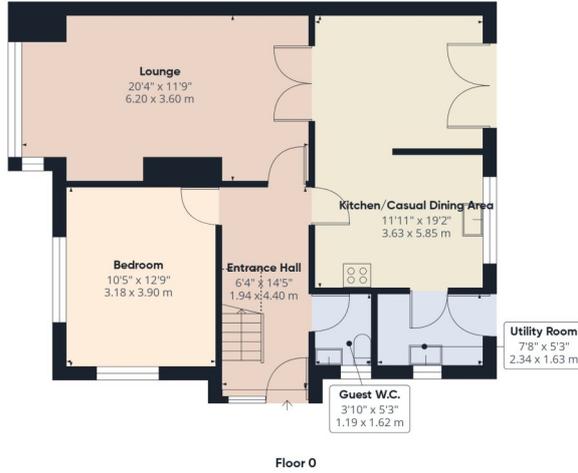
### Outside

**GARDENS:** Enclosed rear garden in lawn with feature patio and shed.

Front garden in lawn.

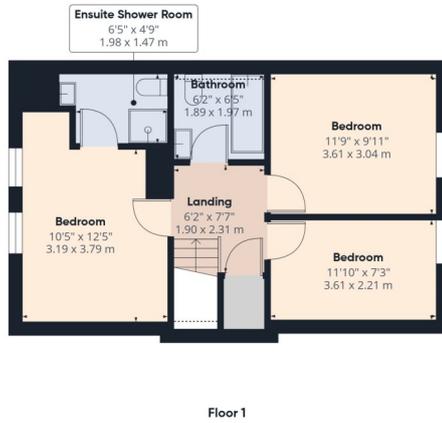
Tarmac driveway to the side.





**Approximate total area<sup>(1)</sup>**  
 1211 ft<sup>2</sup>  
 112.5 m<sup>2</sup>

**Reduced headroom**  
 12 ft<sup>2</sup>  
 1.1 m<sup>2</sup>



(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	50 E
21-38	F		
1-20	G		

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