



Brian
Todd
co.uk

7 Glynnview Avenue, Larne, BT40 1BT

Offers Around £69,950

FEATURES

- **CENTRALLY LOCATED MID TOWN HOUSE**
- **UNDERFLOOR ELECTRIC HEATING TO LOUNGE ONLY**
- **DOUBLE GLAZING**
- **LOUNGE WITH FEATURE FIRE PLACE**
- **FITTED KITCHEN**
- **MODERN WHITE BATHROOM SUITE**
- **TWO BEDROOMS**
- **ENCLOSED YARD TO REAR/ COVERED YARD WITH WATER TAP**
- **CENTRAL LOCATION**
- **EXCELLENT FIRST TIME BUY OR INVESTMENT PROPERTY**
- **CHAIN FREE**

An ideal purchase for first-time buyers and savvy investors, this well located mid terrace property offers an excellent opportunity to acquire a home in a highly convenient central location, just a short walk from the town centre and all local amenities.

The property provides comfortable living accommodation, featuring a generously sized lounge, a fitted kitchen, two well-proportioned bedrooms, and a modern bathroom with contemporary white suite.

Externally, the home benefits from an enclosed rear yard, together with a useful covered yard area complete with a water tap, plus a pedestrian right of way beyond ideal for practicality and low-maintenance outdoor space.

Offered chain free, this property represents a fantastic opportunity and early viewing is strongly advised.

Viewings are strictly by appointment only through the agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE: Feature fireplace. Laminate wood flooring.

KITCHEN: Range of fitted upper and lower level units. Integrated extractor fan. Stainless steel sink unit. Plumbed for automatic washing machine. Wall and floor tiling.

First Floor

BEDROOM (1): Laminate wood flooring. Built in storage. Tongue and Groove ceiling.

BEDROOM (2): Laminate wood flooring. Tongue and Groove ceiling.

BATHROOM: White suite incorporating push button W.C., vanity wash hand basin, panelled bath with shower attachment. Single shower cubicle with electric shower. Floor and wall tiling.

Outside

Small enclosed yard to rear.

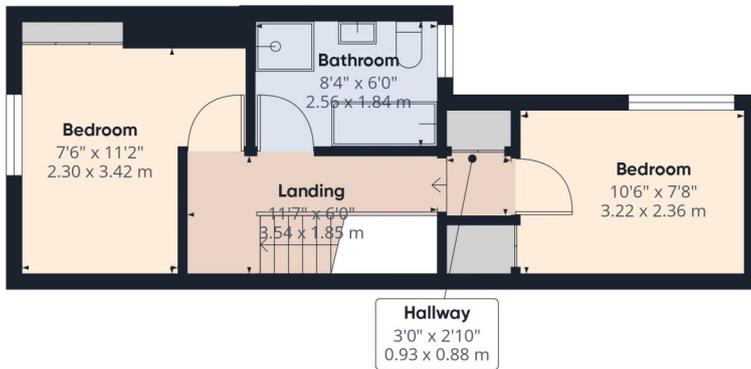
Covered yard area with water tap.

Pedestrian right of way beyond.





Floor 0



Floor 1

Approximate total area⁽¹⁾
 736 ft²
 68.4 m²

Reduced headroom
 7 ft²
 0.7 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.

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 propertymark

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	46 E	
21-38	F		
1-20	G		

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