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**4 SchoolHouse Lane, Larne, BT40 1FJ**

**Offers Around £219,950**

## FEATURES

- CONTEMPORARY STYLE SEMI DETACHED VILLA
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE WITH LOW LEVEL FEATURE WINDOW AND LAMINATE WOOD FLOORING
- DOWNSTAIRS GUEST W.C.
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES AND CASUAL DINING AREA WITH PATIO DOOR FEATURE
- SEPARATE UTILITY ROOM
- THREE BEDROOMS - ONE WITH DRESSING AND ENSUITE SHOWER ROOM
- BATHROOM - WHITE BATHROOM SUITE
- FRONT GARDEN IN LAWN
- STONED DRIVEWAY
- FEATURE FLAGGED PATIO TO REAR WITH RAISED GARDEN IN LAWN
- EXCEPTIONAL STANDARD OF FINISH THROUGHOUT
- HIGHLY DESIRABLE RESIDENTIAL LOCATION
- CHAIN FREE

Of recent construction, this stunning contemporary semi-detached villa is a true credit to its present owners and is finished and decorated to an exceptionally high standard throughout.

The property offers deceptively spacious and well-appointed living accommodation, comprising a welcoming lounge, downstairs guest WC, and a modern fitted kitchen with integrated appliances, open to a casual dining area and separate utility room. On the first floor, there are three bedrooms, including a principal bedroom with ensuite shower room and adjacent dressing room, along with a stylish family bathroom fitted with a modern white suite.

Externally, the property benefits from a small front garden laid in lawn, a stoned driveway to the side, and an enclosed rear garden featuring a raised lawn and paved patio area.

Ideally located only a short drive from the Town Centre, local amenities, and the renowned Antrim Coast Road, this impressive home is sure to appeal to a wide range of purchasers and comes highly recommended.

Chain Free, viewing is strictly by appointment only through Agents

## THE PROPERTY COMPRISES:

### Ground Floor

#### **ENTRANCE HALL:**

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

**LOUNGE:** Laminate wood flooring. Feature low level window.

**KITCHEN:** Modern range of fitted upper and lower level units. Integrated hob, oven, extractor fan, dishwasher and fridge/freezer. One and half bowled sink. Tiled walls and flooring. Casual dining area with patio door feature.

**UTILITY ROOM:** Range of fitted units. Fitted sink. Plumbed for automatic washing machine. Part wall tiling. Floor tiling.

### First Floor

#### **BEDROOM (1):**

#### **DRESSING ROOM:**

**ENSUITE SHOWER ROOM:** Modern white suite incorporating push button W.C., pedestal wash hand basin and separate shower cubicle. Towel radiator. Floor tiling.

#### **BEDROOM (2):**

#### **BEDROOM (3):**

**BATHROOM:** Modern white suite with push button W.C., feature floating wash hand basin and panelled bath with shower attachment. Feature PVC wall panelling to bath and shower areas. Towel radiator. Floor tiling.

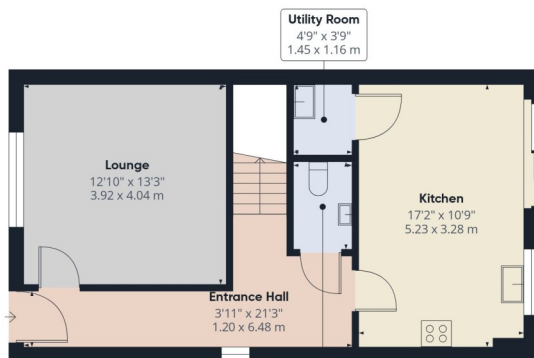
### Outside

**GARDENS:** Front garden in lawn.

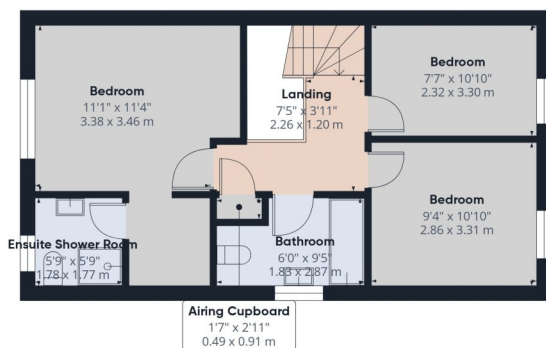
Enclosed rear garden with feature flagged patio and raised garden in lawn.

Stoned driveway.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1036 ft<sup>2</sup>  
96.4 m<sup>2</sup>

(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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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