



**Brian
Todd**
.co.uk

65 Argyll View , Larne, BT40 2JS

Offers Around £149,950

FEATURES

- SEMI DETACHED VILLA
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SPACIOUS OPEN PLAN LOUNGE AREA WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN WITH BREAKFAST BAR AND CASUAL DINING AREA
- THREE BEDROOMS
- SHOWER ROOM WITH MODERN WHITE SUITE
- GARAGE WITH AUTOMATIC DOOR
- LONG SIDE DRIVEWAY
- FRONT GARDEN IN LAWN
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- QUIET CUL DE SAC LOCATION
- CHAIN FREE

Situated in a quiet cul-de-sac within a highly regarded residential area of Larne, this comfortable semi detached villa offers an excellent opportunity for purchasers seeking a well presented family home.

The property boasts spacious living accommodation comprising of an open plan lounge with casual dining area, a modern fitted kitchen with integrated appliances, three well proportioned bedrooms, and a shower room fitted with a contemporary white suite.

Externally, the home benefits from a front garden laid in lawn, a long side driveway providing ample off street parking for several vehicles, a garage with automatic door, and an enclosed, low maintenance rear garden ideal for ease of upkeep.

The property is chain-free, and viewing is strictly by appointment through the appointed agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE: Feature fireplace. Feature Dado rail. Open plan through to:-

KITCHEN/DINING ROOM: Range of fitted upper and lower level units, complete with breakfast bar. Integrated electric hob, oven and extractor fan. One and a half bowled stainless steel sink unit. Open plan dining area with feature Dado rail.

First Floor

SHOWER ROOM: White suite incorporating push button W.C., vanity wash hand basin and separate shower cubicle. Tiling.

BEDROOM (1): Built in storage.

BEDROOM (2): Built in storage.

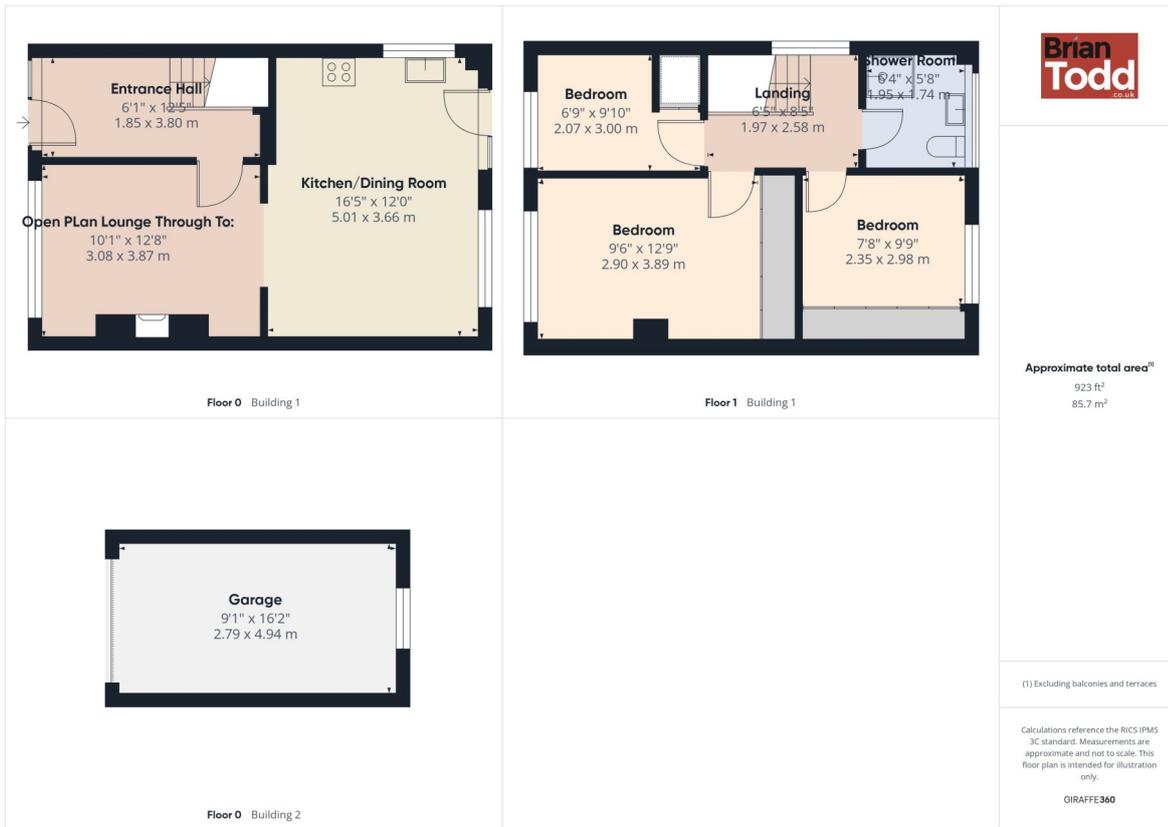
BEDROOM (3): Built in storage.

Outside

GARAGE: Electric automatic door with fob.

GARDENS: Enclosed low maintenance rear garden.
Front garden in lawn.
Long driveway to side.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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