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**1 Raloo Avenue, Larne, BT40 2BY**

**Offers Around £229,950**

## FEATURES

- **DETACHED BUNGALOW**
- **SPACIOUS CORNER SITE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN**
- **SEPARATE UTILITY ROOM**
- **GUEST W.C.**
- **THREE BEDROOMS**
- **SHOWER ROOM - MODERN WHITE SUITE**
- **GARAGE WITH AUTOMATIC ROLLER DOOR - DRIVEWAY WITH PARKING FOR SEVERAL CARS**
- **FRONT AND REAR GARDEN IN LAWN**
- **HIGHLY DESIRABLE RESIDENTIAL LOCATION**
- **CHAIN FREE**

Occupying a spacious and mature corner plot within one of Larne's most highly regarded residential areas, this deceptively spacious detached bungalow presents an excellent opportunity for a wide range of buyers.

Ideally located just a short distance from the Town Centre, local amenities, and with convenient access to the main A8 Larne to Belfast Carriageway, the property combines peaceful surroundings with superb connectivity.

Internally, the accommodation is both generous and versatile, comprising of a bright lounge, separate living room, fitted kitchen with casual dining area, and a separate utility room. There is also a convenient Guest W.C., three well proportioned bedrooms, and a modern shower room, making the home perfectly suited to comfortable family living or those seeking single level accommodation.

Externally, the property enjoys mature gardens laid in lawn, a feature flagged patio ideal for outdoor entertaining, and a tarmac driveway providing parking for several vehicles. An integral garage further enhances practicality and storage.

Offered to the market chain free, this excellent bungalow is highly recommended.

Viewing is strictly by appointment only through the Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

**ENTRANCE HALL:** Laminate wood flooring.

**LOUNGE:** High mantle fireplace. Laminate wood flooring.

**DINING ROOM:** Laminate wood flooring.

**KITCHEN:** Range of fitted upper and lower level units. Stainless steel sink unit. Plumbed for dishwasher. Part wall tiling. Casual dining area.

**UTILITY ROOM:**

**GUEST W.C.:**

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

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

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

**SHOWER ROOM:** Modern white suite incorporating push button W.C., wash hand basin and separate double shower cubicle. Tiling.

### Outside

**GARAGE:** With automatic roller door. Plumbed for automatic washing machine.

**GARDENS:** Spacious front garden in lawn

Spacious enclosed rear garden in lawn with flagged patio feature.

Tarmac driveway with parking for several cars.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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