



**Brian
Todd**
.co.uk

19 The Oaks, Larne, BT40 2UB

Offers Around £169,950

FEATURES

- **CONTEMPORARY STYLE SEMI DETACHED VILLA**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - FEATURE FIREPLACE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **CASUAL DINING AREA**
- **DOWNSTAIRS GUEST W.C.**
- **THREE BEDROOMS**
- **BATHROOM - MODERN WHITE SUITE**
- **DRIVEWAY TO THE SIDE**
- **FRONT GARDEN IN LAWN**
- **ENCLOSED REAR GARDEN IN LAWN WITH FEATURE PATIO**
- **END OF CUL DE SAC POSITION**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**
- **CHAIN FREE**

Occupying a spacious corner site in one of Larne's most highly regarded residential areas, this attractive contemporary semi detached villa is well presented and decorated throughout.

The property offers bright and comfortable living accommodation, comprising of a welcoming lounge with French style doors leading to a modern fitted kitchen complete with integrated appliances and a casual dining area. The dining space benefits from a feature patio door providing direct access to the rear garden. A convenient downstairs guest W.C. completes the ground floor. On the first floor there are three well proportioned bedrooms and a family bathroom fitted with a modern white suite.

Externally, the home enjoys an enclosed rear garden laid in lawn with a patio area, ideal for outdoor relaxation and entertaining. To the side is a stoned driveway providing off street parking, while the front garden is also laid in lawn.

Conveniently located, the property offers easy access to Larne Town and the main A8 Larne to Belfast Road, making it ideal for commuters. Offered for sale chain free, this excellent home is sure to appeal to a wide range of buyers.

Early viewing is highly recommended and is strictly by appointment through the selling agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

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

LOUNGE: With feature high mantle fireplace. Laminate wood flooring. French style doors through to:

KITCHEN/DINING AREA: Modern range of fitted upper and lower level units. Integrated hob, oven and canopy style stainless steel extractor fan. Plumbed for automatic washing machine. Floor tiling. Patio door feature to casual dining area.

First Floor

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

BATHROOM: Modern white suite incorporating push button W.C., pedestal wash hand basin and panelled bath.

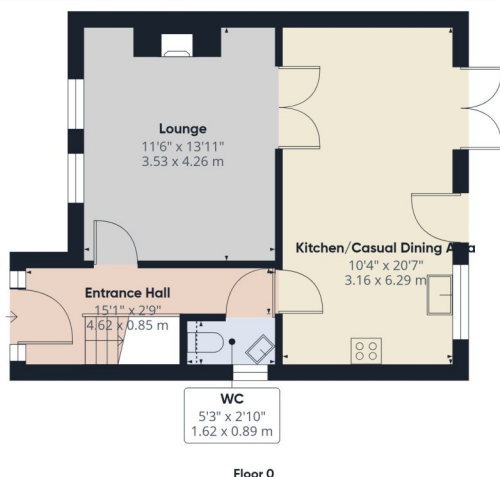
Outside

GARDENS: Enclosed rear garden in lawn with feature patio.

Front garden in lawn.

Stoned driveway to the side.





Floor 0



Floor 1



Approximate total area^m

868 ft²
80.8 m²

Reduced headroom

1 ft²
0.1 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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	67 D
39-54	E		
21-38	F		
1-20	G		



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