



**Brian
Todd**
.co.uk

34 Blackthorn Green, Larne, BT40 2JE

Offers Over £84,950

FEATURES

- **MODERN GROUND FLOOR APARTMENT**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **TWO BEDROOMS**
- **SHOWER ROOM - MODERN WHITE SUITE**
- **REAR GARDEN**
- **POPULAR RESIDENTIAL LOCATION**
- **CHAIN FREE**

Situated in a popular residential area of Larne, this modern ground floor apartment offers an excellent opportunity for purchasers seeking a comfortable and convenient home.

The property features a bright and welcoming lounge, a modern fitted kitchen complete with integrated appliances, two bedrooms, and a contemporary shower room fitted with a modern white suite.

Externally, the apartment benefits from an enclosed garden area, providing a private outdoor space, along with parking available to the front of the property.

Offered chain free, this attractive home is ideal for first time buyers, downsizers, or investors alike.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

KITCHEN: Modern fitted kitchen incorporating integrated electric hob, oven and extractor fan. Stainless steel sink unit. Plumbed for automatic washing machine.

BEDROOM (1): Built in wardrobes and drawers.

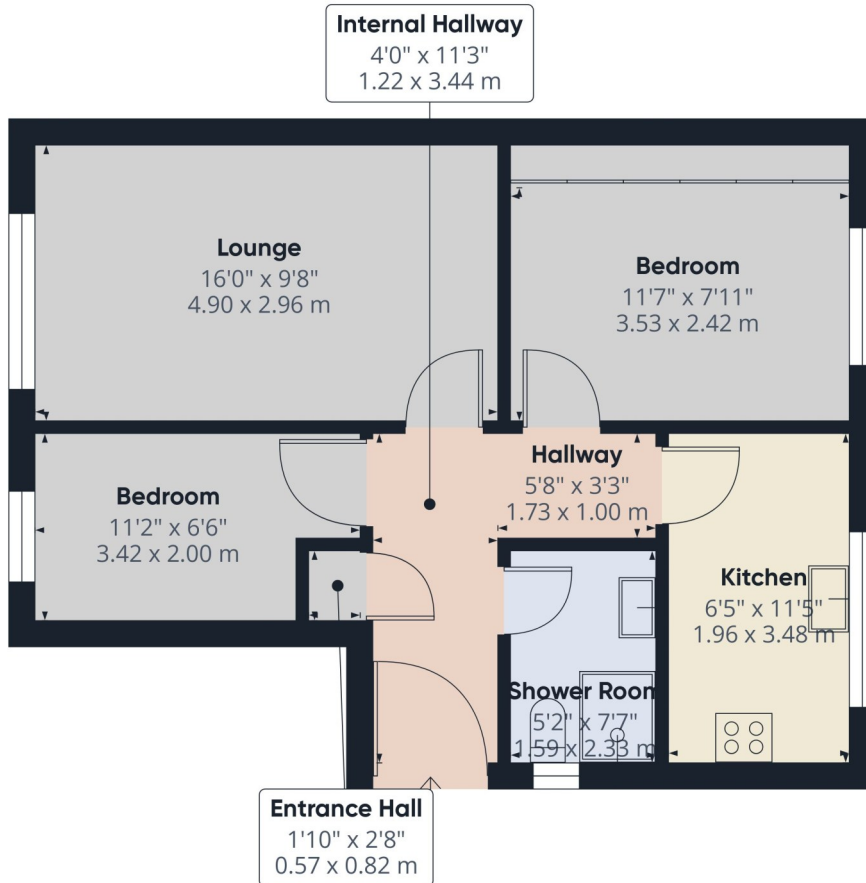
BEDROOM (2):

SHOWER ROOM: White suite incorporating push button W.C. and vanity wash hand basin. Separate corner shower cubicle. Floor tiling.

Outside

GARDENS: Rear garden. Parking to the front.





Approximate total area⁽¹⁾
518 ft²
48.1 m²

(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		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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