



**Brian
Todd**
co.uk

26 Bryan Street, Larne, BT40 1QS

Offers Around £89,950

FEATURES

- **CENTRAL LOCATED MID TOWN HOUSE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - HIGH MANTLE FIREPLACE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **THREE BEDROOMS**
- **ENCLOSED YARD TO THE REAR**
- **WALLED FRONT GARDEN**
- **PLEASANTLY DECORATED AND PRESENTED THROUGHOUT**
- **CHAIN FREE**

Situated in a popular central location, within easy walking distance of the Town Centre and a wide range of local amenities, this well presented mid townhouse offers an excellent opportunity for first time buyers and investors alike.

The property is well decorated throughout and comprises of a bright and inviting lounge featuring a high mantle fireplace, a modern fitted kitchen complete with integrated appliances, three bedrooms, and a bathroom with a modern white suite.

Externally, the home benefits from an enclosed rear yard, ideal for privacy and outdoor use, along with a walled garden to the front.

Offered chain free, early viewing is highly recommended and strictly by appointment through the selling agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE: A bright room, with high mantle fireplace and laminate wood flooring.

KITCHEN: Modern range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. Plumbed for automatic washing machine.

BATHROOM: Modern white suite incorporating push button W.C., pedestal wash hand basin and panelled bath. Extractor fan. Part wall tiling.

First Floor

BEDROOM (1): Laminate wood flooring.

BEDROOM (2): Laminate wood flooring.

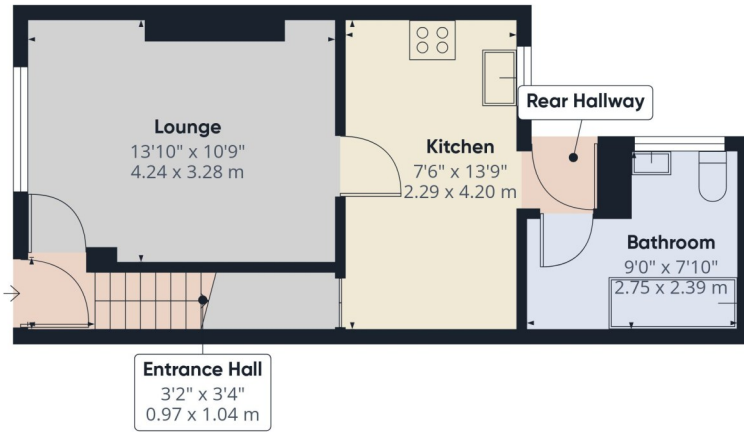
BEDROOM (3): Laminate wood flooring.

Outside

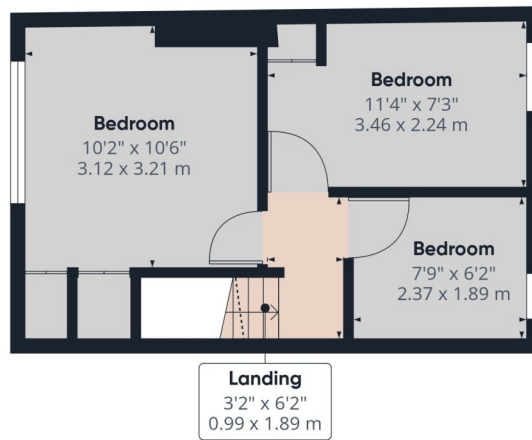
GARDENS: Walled front garden.

Enclosed yard to the rear.





Floor 0



Floor 1

Approximate total area⁽¹⁾
625 ft²
58.2 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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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