



Brian
Todd
.co.uk

11 Parkmount Gardens, Larne, BT40 1QN

Offers Around £169,950

FEATURES

- CONTEMPORARY STYLE SEMI DETACHED VILLA
- QUIET CUL DE SAC POSITION
- UPVC DOUBLE GLAZING
- PRESENTED AND TASTEFULLY DECORATED THROUGHOUT
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- THREE BEDROOMS
- SHOWER ROOM - MODERN WHITE SUITE
- GARAGE - CONCRETE DRIVEWAY
- WALLED FRONT GARDEN IN LAWN
- FLAGGED PATIO FEATURE TO THE REAR
- ENCLOSED RAISED REAR GARDEN IN LAWN
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION

Occupying a mature and quiet cul-de-sac setting within one of Larne's most highly regarded residential areas, this contemporary semi detached villa presents an excellent opportunity for discerning purchasers.

Conveniently located within easy walking distance of the town centre and close to a wide range of local amenities, the property offers bright, spacious, and well proportioned accommodation throughout.

Internally, the home comprises a generous lounge, a modern fitted kitchen complete with integrated appliances, a separate utility room, three bedrooms, and a stylish shower room featuring a contemporary white suite.

Externally, the property further benefits from a garage, a neatly maintained walled front garden laid in lawn, and a concrete driveway providing off street parking. To the rear, there is a flagged patio area and an enclosed garden also laid in lawn, ideal for outdoor relaxation and entertaining.

A true credit to its current owners, this attractive 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: A bright welcoming reception area with laminate wood flooring.

LOUNGE: Feature high mantle fireplace.

KITCHEN: Modern fitted kitchen incorporating breakfast bar and larder unit. Integrated extractor fan and fridge. Space for Range cooker.

UTILITY ROOM: Plumbed for automatic washing machine.

First Floor

BEDROOM (1): Laminate wood flooring. Built in storage.

BEDROOM (2): Laminate wood flooring. Built in storage.

BEDROOM (3): Laminate wood flooring.

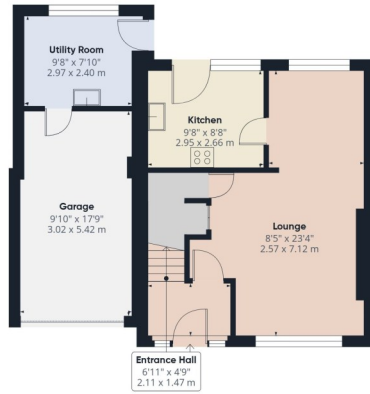
SHOWER ROOM: Modern white suite incorporating push button W.C., vanity wash hand basin and separate shower cubicle with electric shower. Decorative PVC panelled walls.

Outside

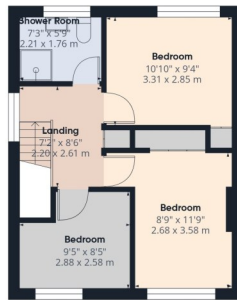
GARAGE: Concrete driveway.

GARDENS: Walled front garden in lawn. Flagged patio feature to rear with an enclosed raised garden in lawn.





Floor 0



Floor 1



Approximate total area¹⁾
1065 ft²
99 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		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



naea
propertymark

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.