



**Brian
Todd**
.co.uk

10 Cairndale Manor, Larne, BT40 1UD

Offers Around £179,950

FEATURES

- **CONTEMPORARY STYLE SEMI DETACHED VILLA**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **DOWNSTAIRS GUEST W.C. AND WASH HAND BASIN**
- **MODERN WHITE BATHROOM SUITE - SEPARATE SHOWER CUBICLE**
- **THREE BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **ENCLOSED FENCED REAR GARDEN IN LAWN**
- **PARKING TO FRONT**
- **HIGHLY DESIRABLE RESIDENTIAL LOCATION**
- **CHAIN FREE**

Situated in this highly desirable residential area of Larne, it is a pleasure to offer for sale, this impressive contemporary style semi detached villa.

Affording well planned and proportioned living accommodation, the property comprises of an open plan lounge, modern fitted kitchen with integrated appliances, downstairs guest w.c., bathroom with modern white suite and separate shower cubicle, three bedrooms and ensuite shower room.

Externally, the property benefits from an enclosed fenced rear garden in lawn with patio feature, side access and parking to the front.

Chain Free, this excellent property is sure to impress.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

GUEST W.C.:

Incorporating push button W.C. and wash hand basin.

LOUNGE:

Open plan feature through to:

KITCHEN:

Modern range of fitted upper and lower level units with recessed lighting. Integrated hob, oven and stainless steel extractor fan. Plumbed for automatic washing machine. Spot lighting. Patio door feature to rear garden. Floor tiling.

First Floor

BATHROOM:

Modern white suite incorporating corner bath, push button W.C. and wash hand basin. Separate shower cubicle. Floor tiling. Spot lighting.

BEDROOM (1):

ENSUITE SHOWER ROOM:

Modern white suite incorporating push button W.C., wash hand basin and separate shower cubicle. Floor tiling.

BEDROOM (2):

BEDROOM (3):

Outside

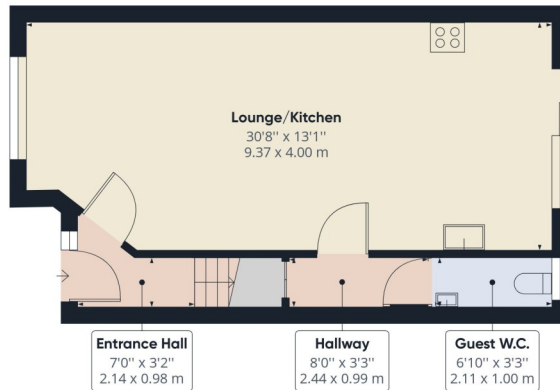
GARDENS:

Enclosed fenced rear garden in lawn. Patio feature.

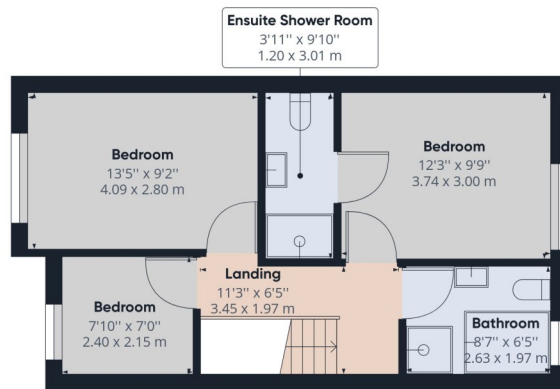
Side access.

Parking to front.





Floor 0



Floor 1

Approximate total area⁽¹⁾
960.11 ft²
89.20 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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