



**Brian
Todd**
.co.uk

16 Cairngorm Drive, Larne, BT40 2AN

Offers Around £79,995

FEATURES

- MID TOWNHOUSE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE - LAMINATE WOOD FLOORING
- MODERN FITTED KITCHEN
- CASUAL DINING AREA
- THREE BEDROOMS
- MODERN SHOWER ROOM
- PRIVATE REAR GARDEN WITH FEATURE PATIO AND DECKING AREAS
- DECORATIVE BLOCK PARKING TO FRONT
- POPULAR RESIDENTIAL LOCATION

Situated in a popular residential location, and within easy reach of local amenities, this is an opportunity for the purchaser to acquire this well presented and decorated mid town house complete with off street parking.

Affording comfortable living accommodation, the property comprises of a lounge, modern fitted kitchen, casual dining area, three bedrooms and shower room.

Benefiting from feature patio and decking areas, to the rear, the property has a decorative block, off street parking feature, to the front.

This excellent property comes highly recommended.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

A pleasantly decorated room, with laminate wood flooring.

KITCHEN:

Modern range of fitted upper and lower level units. Integrated extractor fan. Stainless steel one and half bowled sink unit. Plumbed for automatic washing machine.

CASUAL DINING AREA:

First Floor

SHOWER ROOM:

Modern white suite incorporating vanity wash hand basin, push button W.C. and separate shower cubicle with electric shower. Towel radiator.

BEDROOM (1):

Built in storage. Laminate wood flooring.

BEDROOM (2):

Built in storage.

BEDROOM (3):

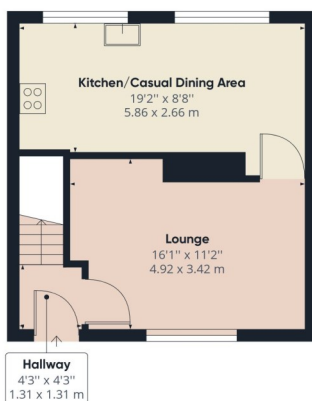
Outside

GARDENS:

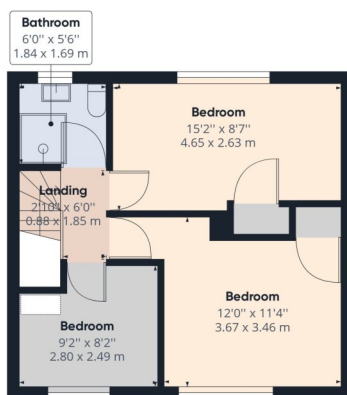
Decorative block off street parking feature, to the front.

Enclosed patio and decking features.





Floor 0



Floor 1

Approximate total area⁽¹⁾

773.74 ft²
71.88 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		
69-80	C		
55-68	D		64 D
39-54	E	49 E	
21-38	F		
1-20	G		



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