



**Brian
Todd**
.co.uk

14 Porter Green Grove, Larne, BT40 2FS

Offers Around £154,950

FEATURES

- **CONTEMPORARY STYLE SEMI DETACHED VILLA**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **ALARM SYSTEM**
- **CUL DE SAC LOCATION**
- **LOUNGE - FLOOR TO CEILING FEATURE WINDOW**
- **LUXURY FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SEPARATE UTILITY ROOM**
- **THREE BEDROOMS**
- **MODERN BATHROOM WITH SEPARATE SHOWER CUBICLE**
- **ENCLOSED REAR GARDEN WITH FEATURE PATIO**
- **EASILY MANAGED FRONT GARDEN IN LAWN**
- **TAR MAC DRIVEWAY TO SIDE**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**
- **SUPERB STANDARD OF FINISH THROUGHOUT**

A credit to its present owner, this beautifully presented and decorated, contemporary style semi detached villa is not to be missed.

Situated in a quiet cul de sac location, within this highly desirable residential area of Larne, this excellent property affords well planned and proportioned living accommodation, to include a lounge, luxury fitted kitchen with integrated appliances, utility room, downstairs guest W.C., three bedrooms and bathroom with modern white suite.

The property, externally, benefits from an enclosed rear garden in lawn with feature patio, front garden in lawn and tar mac driveway, to the side.

Highly recommended, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

Well presented and decorated family area with floor to ceiling feature window.

KITCHEN:

A luxury range of fitted upper and lower level units. Integrated gas hob, electric oven, extractor fan, fridge/freezer and dishwasher. One and half bowled stainless steel sink unit. Part wall tiling. Floor tiling.

UTILITY ROOM:

Good range of fitted units. Stainless steel sink unit. Plumbed for automatic washing machine.

GUEST W.C.:

Incorporating W.C. and wash hand basin.

First Floor

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

Currently used as an office.

BATHROOM:

Modern white suite incorporating panelled bath, push button W.C., wash hand basin and separate shower cubicle. Towel radiator.

Outside

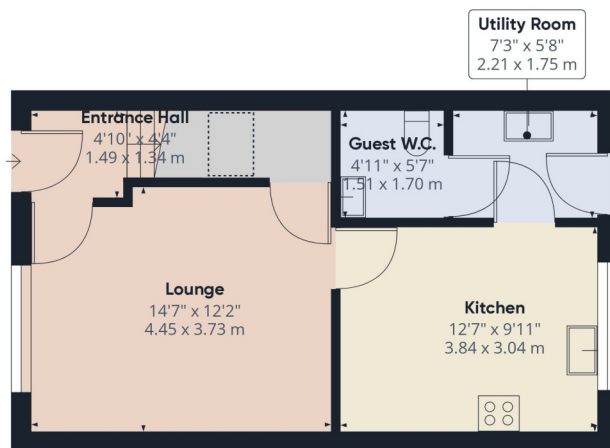
GARDENS:

Neat and tidy front garden in lawn.

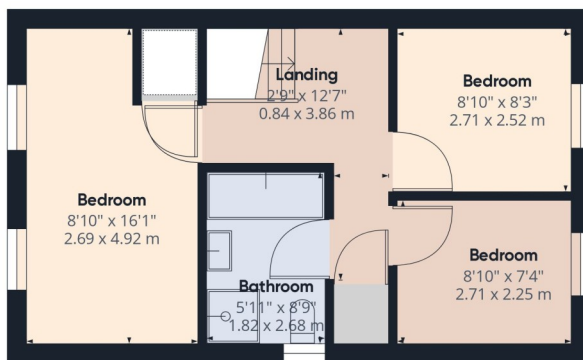
Tar mac driveway to side.

Enclosed rear garden in lawn with feature patio.





Floor 0



Floor 1



Approximate total area[®]

833.74 ft²
77.46 m²

Reduced headroom

7.52 ft²
0.7 m²

(1) Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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028 2827 9477

2 Upper Main Street, Larne, BT40 1SX