



**Brian  
Todd**  
.co.uk

**15 Garron Walk, Larne, BT40 2AU**

**Offers Around £99,950**

## FEATURES

- **WELL PRESENTED AND TASTEFULLY DECORATED MID TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - HIGH MANTLE FIREPLACE**
- **MODERN FITTED KITCHEN**
- **CONSERVATORY - FLOOR TILING**
- **MODERN WHITE BATHROOM SUITE**
- **THREE BEDROOMS**
- **ENCLOSED REAR GARDEN**
- **NEAT AND TIDY FRONT GARDEN - DECORATIVE PEBBLES**
- **POPULAR RESIDENTIAL LOCATION**

A modern mid town house, situated in a popular residential area of Larne, and within easy reach of all local amenities.

Benefiting from well presented and decorated living accommodation, the property includes a modern fitted kitchen, bathroom and the advantage of a conservatory to the rear.

This excellent property is sure to impress both the first time buyer and investor alike.

Viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

#### LOUNGE:

High mantle fireplace. Laminate wood flooring.

#### KITCHEN:

Modern range of fitted upper and lower level units including breakfast bar. Space for Range cooker. Integrated extractor fan and dishwasher. One and a half bowled stainless steel sink unit.

Wall tiling.

#### UTILITY AREA:

#### CONSERVATORY:

Floor tiling.

### First Floor

#### BATHROOM:

Modern White suite incorporating push button W.C., wash hand basin and panelled bath with electric shower attachment and screen. PVC wall panelling.

#### BEDROOM (1):

Built in storage.

#### BEDROOM (2):

Laminate wood flooring.

#### BEDROOM (3):

Laminate wood flooring.

### Outside

#### GARDENS:

Neat and tidy fenced front garden in decorative pebbles and mature shrubs.

Parking beyond.

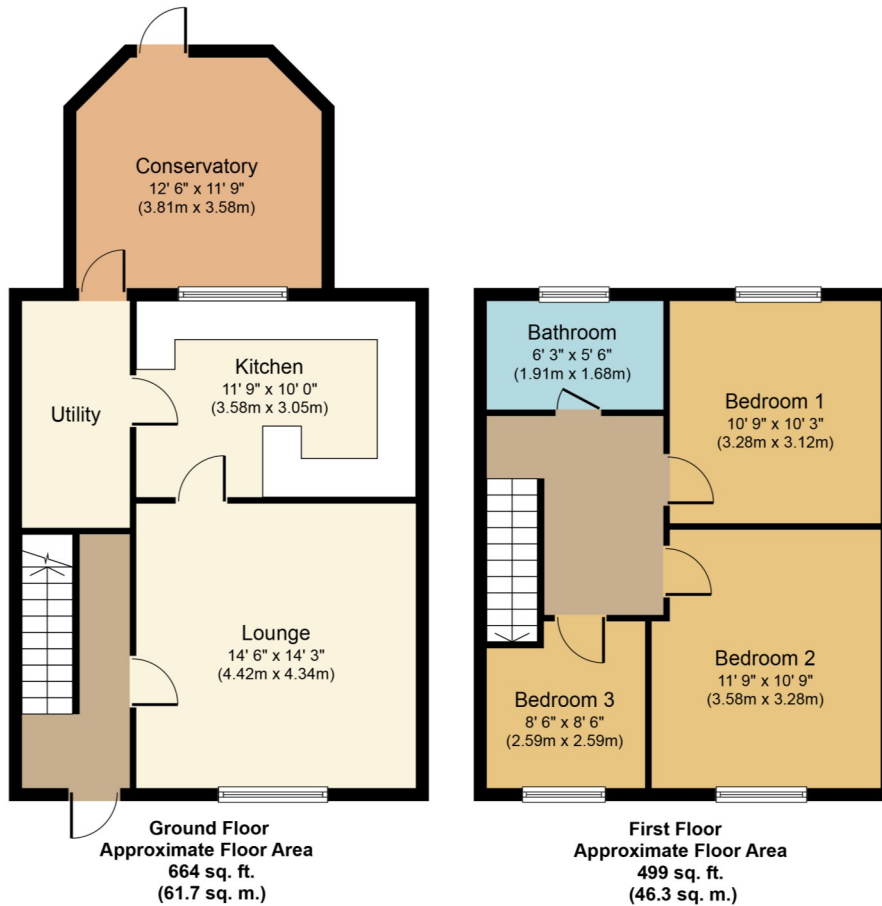
Enclosed rear garden with flagged patio.





*Well presented throughout, this property is situated in a popular residential area!*





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	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.