



**Brian
Todd**
.co.uk

32 Blackcave Park, Larne, BT40 1TN

Offers Around £104,950

FEATURES

- **EXTENDED TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **PANORAMIC FAR REACHING COASTAL VIEWS**
- **LOUNGE - WITH PATIO DOOR**
- **FITTED KITCHEN - INTEGRATED APPLIANCES**
- **THREE BEDROOMS**
- **WHITE BATHROOM SUITE**
- **FRONT GARDEN**
- **REAR AREA**
- **POPULAR RESIDENTIAL LOCATION**
- **CHAIN FREE**

Enjoying panoramic views to the North Channel, Islandmagee, The Maidens and Scotland, this is a delightful opportunity for the first time buyer or young family to acquire this extended town house.

Offering spacious living accommodation, the property comprises of a lounge, fitted kitchen with integrated appliances, three bedrooms and bathroom.

Close to local amenities, this property will no doubt attract much attention, viewing is therefore essential at an early stage to avoid disappointment.

Viewing is by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

With cloakspace.

LOUNGE:

Panoramic views to the North Channel, The Maidens and Scotland. Feature patio door. A spacious extended room.

KITCHEN:

Range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. Plumbed for automatic washing machine. Larder/Store. Splash back tiling.

First Floor

BATHROOM:

White suite incorporating push button W.C., vanity wash hand basin and panelled bath with electric shower attachment. Heated towel rail. Floor and wall tiling.

BEDROOM (1):

Built in storage. Stunning coastal views.

BEDROOM (2):

Laminate wood flooring.

BEDROOM (3):

Again, with stunning coastal views.

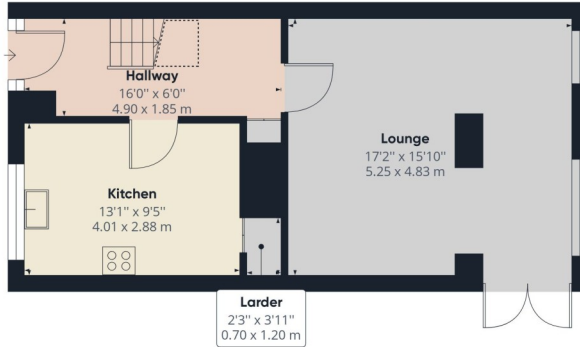
Outside

GARDENS:

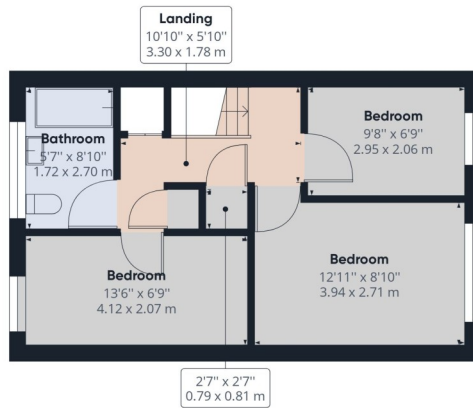
Front garden with stunning coastal views.

Rear area.





Floor 0



Floor 1

Approximate total area⁽¹⁾

900.88 ft²
83.69 m²

Reduced headroom

15.54 ft²
1.44 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		
69-80	C		69 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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