



**Brian  
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.co.uk

**41 Regents Park, Larne, BT40 1DA**

**Offers Around £119,950**

## FEATURES

- SEMI DETACHED VILLA
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CUL DE SAC POSITION
- TWO RECEPTION ROOMS
- FITTED KITCHEN - INTEGRATED APPLIANCES
- THREE BEDROOMS
- BATHROOM - SEPARATE SHOWER CUBICLE
- GARAGE
- FRONT, SIDE AND REAR GARDENS
- POPULAR RESIDENTIAL LOCATION

Situated in a popular residential location and occupying a mature corner site within a quiet cul de sac position, this is an excellent opportunity for the purchaser to acquire this modern semi detached villa, complete with garage.

Affording good, family living accommodation, the property provides easy access to most local amenities and is only a short walk to the Town Centre.

Viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

Wood flooring.

#### LOUNGE:

High mantle fireplace. French style doors through to:-

#### DINING ROOM:

Patio doors. Currently used as a bedroom.

#### KITCHEN:

Range of fitted upper and lower level units, complete with breakfast bar. Integrated electric hob, oven and extractor fan. Plumbed for automatic washing machine. Larder. Floor tiling.

### First Floor

#### BEDROOM (1):

#### BEDROOM (2):

#### BEDROOM (3):

#### BATHROOM:

White suite incorporating feature floating wash hand basin, W.C. and panelled bath. Separate shower cubicle. Floor tiling.

### Outside

#### GARAGE:

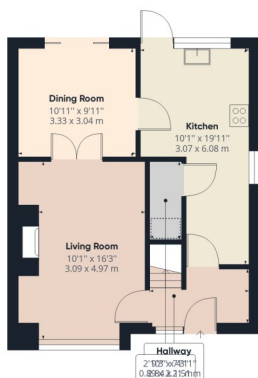
Roller door.

#### GARDENS:

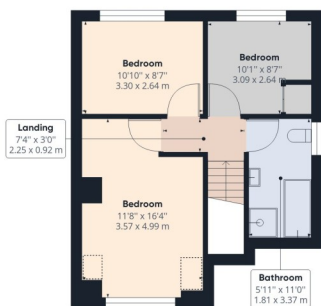
Front, side and rear gardens.

Spacious parking for several cars, to the front.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

976.53 ft<sup>2</sup>  
90.72 m<sup>2</sup>

Reduced headroom

16.85 ft<sup>2</sup>  
1.57 m<sup>2</sup>

(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	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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