



**Brian
Todd**
.co.uk

9 Old Forge Manor, Millbrook, Larne, BT40 2RY

Offers Around £189,950

FEATURES

- **DETACHED BUNGALOW**
- **OIL FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **LOUNGE**
- **FITTED KITCHEN**
- **WHITE BATHROOM SUITE**
- **THREE BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **GARAGE**
- **SPACIOUS DRIVEWAY**
- **FRONT GARDEN IN LAWN**
- **SPACIOUS REAR GARDEN IN LAWN - PATIO FEATURE AND SUMMER HOUSE**
- **QUIET CUL DE SAC LOCATION**
- **CHAIN FREE**

Occupying a mature corner site, within a quiet cul de sac, it is a pleasure to offer for sale this neat and tidy detached bungalow.

Only a short drive to Larne Town and providing easy access to the main A8, Larne to Belfast Road, this excellent property affords bright comfortable living accommodation, which comprises of a lounge, fitted kitchen, three bedrooms, ensuite shower room and bathroom.

Benefiting from a detached garage, excellent driveway which provides parking for several cars, front garden in lawn and a spacious rear garden, laid to lawn with patio feature and summer house, this well cared for home is sure to appeal.

Chain Free, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

High mantle fireplace. Laminate wood flooring.

KITCHEN:

Range of fitted upper and lower level units. Space for cooker.

Stainless steel sink unit. Plumbed for automatic washing machine. Spot lighting. Part tiled/Laminate wood flooring.

BEDROOM (1):

Laminate wood flooring.

First Floor

ENSUITE SHOWER ROOM:

Incorporating W.C., wash hand basin and separate shower cubicle. Floor tiling.

Ground Floor

BEDROOM (2):

Laminate wood flooring.

BEDROOM (3):

Laminate wood flooring.

BATHROOM:

White suite incorporating low level W.C., wash hand basin and panelled bath with mixer taps. Wall and floor tiling.

Outside

GARAGE:

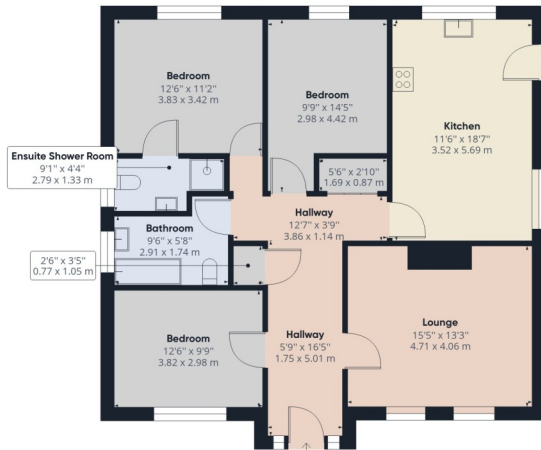
GARDENS:

Front garden in lawn.

Spacious rear garden laid to lawn with feature patio and summer house.

Excellent driveway which provides parking for several cars.

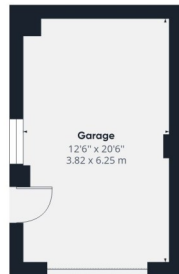




Floor 0 Building 1

Approximate total area⁽¹⁾

1341.52 ft²
124.63 m²



Floor 0 Building 2

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	54 E	
21-38	F		
1-20	G		

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028 2827 9477

2 Upper Main Street, Larne, BT40 1SX