



**Brian
Todd**
.co.uk

3 Coastguard Road, Larne, BT40 1AU

Offers Around £94,950

FEATURES

- WELL PRESENTED AND DECORATED MID TOWN HOUSE
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- MODERN SHOWER ROOM
- TWO BEDROOMS
- SMALL ENCLOSED YARD TO REAR
- WALLED FRONT GARDEN
- MUCH SOUGHT AFTER HARBOUR LOCATION

Situated in the much sought after Harbour area of Larne, it is a pleasure to offer for sale, this comfortable, well presented and tastefully decorated mid town house.

Comprising of two reception rooms, modern fitted kitchen, shower room and two bedrooms, the property benefits from a walled front garden and small rear yard.

Within easy reach of local amenities and only a short distance to the town centre this excellent property is a must for viewing.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

A bright room, with feature fireplace.

DINING ROOM:

KITCHEN:

Modern range of fitted units incorporating extractor fan. Part wall tiling. Plumbed for automatic washing machine.

First Floor

SHOWER ROOM:

Modern white suite incorporating push button W.C., wash hand basin and separate shower cubicle. PVC panelled walls.

BEDROOM (1):

BEDROOM (2):

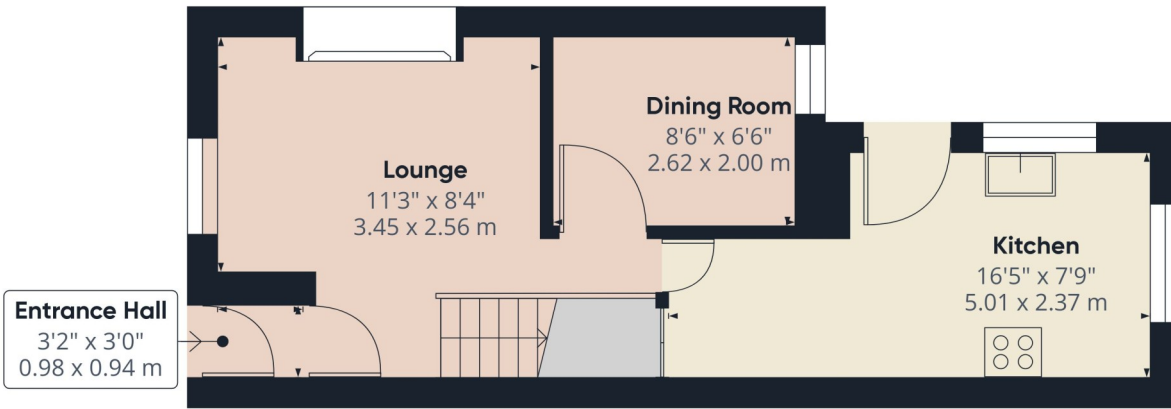
Outside

GARDENS:

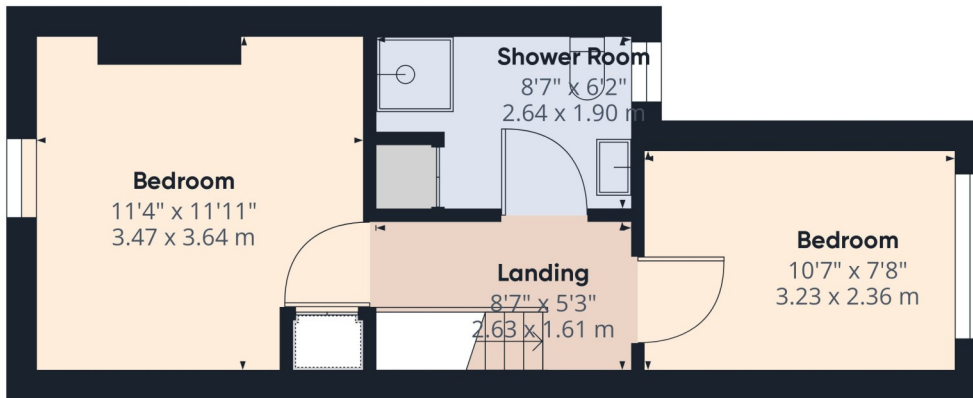
Walled front garden.

Small enclosed rear yard.





Floor 0



Floor 1

Approximate total area[®]
615.83 ft²
57.21 m²

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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		



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