



Brian
Todd
.co.uk

3 Ogilvie Court, Larne, BT40 2NP

Offers Around £129,950

FEATURES

- SEMI DETACHED VILLA WITH GARAGE
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING
- CUL DE SAC LOCATION
- SPACIOUS FAMILY LOUNGE
- FITTED KITCHEN - INTEGRATED APPLIANCES
- DINING ROOM
- THREE BEDROOMS
- WHITE BATHROOM SUITE
- GARAGE
- PRIVATE REAR GARDEN WITH FEATURE PATIO
- FRONT GARDEN
- DRIVEWAY TO SIDE
- DESIRABLE RESIDENTIAL LOCATION
- CHAIN FREE

Situated in a desirable residential location, at the end of a quiet cul de sac, this is an excellent opportunity for the discerning purchaser to acquire this modest semi detached villa.

Affording comfortable living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, dining room, three bedrooms and bathroom with white suite.

Externally, the property has a garage, spacious driveway, front garden and low maintenance rear garden with decorative patio and pebbled features.

Chain Free, this is a property not to be missed. Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

A spacious family room, with feature fireplace and wood flooring.

KITCHEN:

Range of upper and lower level fitted units. Integrated electric hob, single oven and extractor fan. Enamel fitted sink. Plumbed for automatic washing machine. Floor tiling.

DINING ROOM:

Wood flooring.

First Floor

BATHROOM:

White suite incorporating low level W.C., pedestal wash hand basin and panelled bath with electric shower fitment. Part wall tiling.

BEDROOM (1):

Wood flooring.

BEDROOM (2):

BEDROOM (3):

Built in storage. Wood flooring.

Outside

GARAGE:

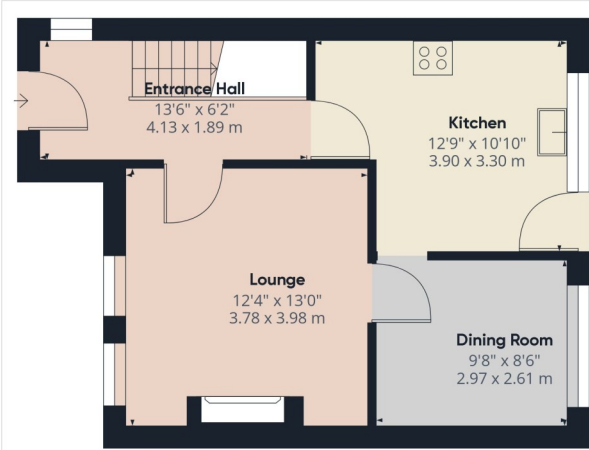
GARDENS:

Private rear garden with patio feature.

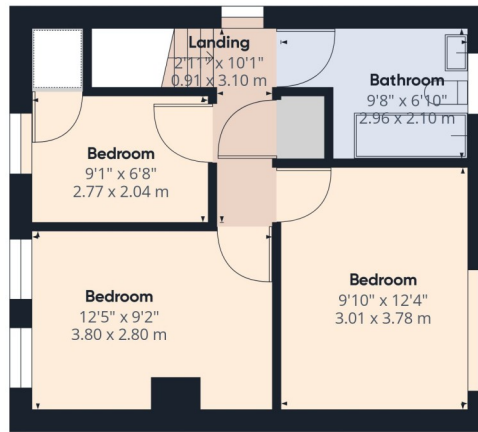
Driveway to side.

Front garden.

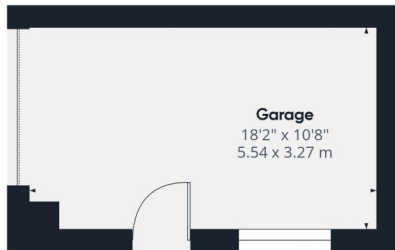




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1048.52 ft²
97.41 m²

(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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	46 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.