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**185 Slemish Drive, Larne, BT40 1EP**

**Offers Around £104,950**

## FEATURES

- **EXTENDED END TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - FEATURE FIREPLACE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **FOUR BEDROOMS (ONE DOWNSTAIRS)**
- **DOWNSTAIRS SHOWER ROOM**
- **FIRST FLOOR FAMILY BATHROOM**
- **WALLED FRONT GARDEN IN LAWN WITH TAR MAC DRIVEWAY**
- **ENCLOSED REAR GARDEN IN LAWN WITH FEATURE PATIO**
- **WELL PRESENTED AND DECORATED THROUGHOUT**
- **CHAIN FREE**
- **POPULAR RESIDENTIAL LOCATION**

This is an excellent opportunity for the discerning buyer to acquire this extended end town house, situated in a popular residential area of Larne.

Owned by the current vendor since built, the property offers spacious, versatile living accommodation, which comprises of a lounge, modern fitted kitchen with integrated appliances, four bedrooms, one of which is on the ground floor, family bathroom and downstairs shower room.

Externally, the property has a walled front garden in lawn complete with tar mac driveway and entrance gates, and, to the rear, has an enclosed garden in lawn with feature patio and shed.

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

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

#### LOUNGE:

With feature fireplace.

#### KITCHEN:

Modern range of fitted upper and lower level units. Integrated electric hob, "eye" level double oven and extractor fan. One and half bowled sink unit. Plumbed for automatic washing machine. Casual dining area.

#### INNER HALLWAY:

#### BEDROOM (4):

#### SHOWER ROOM:

White suite incorporating W.C., vanity wash hand basin and corner shower cubicle.

### First Floor

#### BATHROOM:

Modern white suite incorporating W.C., wash hand basin and bath. Tiling.

#### BEDROOM (1):

#### BEDROOM (2):

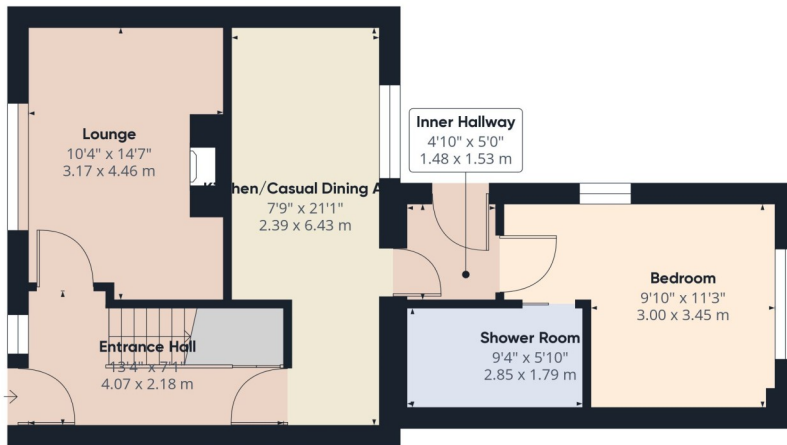
#### BEDROOM (3):

### Outside

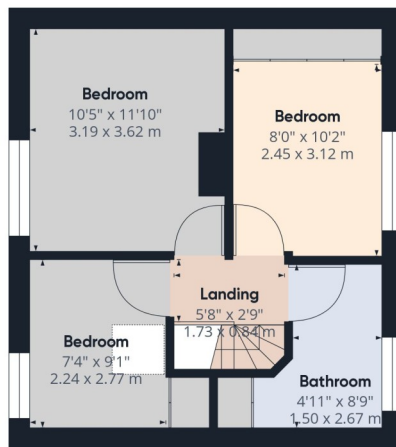
#### GARDENS:

Walled front garden in lawn with tar mac driveway and decorative wrought iron entrance gates.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
951.04 ft<sup>2</sup>  
88.35 m<sup>2</sup>

(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		
39-54	E	41 E	50 E
21-38	F		
1-20	G		



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