



**Brian
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.co.uk

5 Allenbrook Mews, Millbrook, Larne, BT40 2QB

Offers Around £179,950

FEATURES

- SEMI DETACHED VILLA
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- CASUAL DINING AREA
- DOWNSTAIRS GUEST W.C.
- UTILITY ROOM
- WHITE BATHROOM SUITE
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- GARAGE WITH ROLLER DOOR
- FRONT GARDEN IN LAWN
- PEBBLED DRIVEWAY WITH PARKING FOR SEVERAL CARS
- ENCLOSED REAR GARDEN IN LAWN - FEATURE PATIO
- EXCELLENT SEMI RURAL LOCATION
- CHAIN FREE

Situated in this much sought after semi rural location, in the ever popular Millbrook area on the outskirts of Larne, it is a pleasure to offer for sale, this deceptively spacious semi detached villa.

Affording deceptively spacious living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, casual dining area, downstairs guest W.C., utility room, bathroom with white suite, four bedrooms and ensuite shower room. Complete with detached garage, easily managed front garden in lawn, spacious pebbled driveway with parking for several cars and enclosed rear garden in lawn with feature patio, this excellent property is sure to be popular.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

GUEST W.C.:

Incorporating W.C. and wash hand basin.

LOUNGE:

Laminate wood flooring.

KITCHEN:

Modern range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. Stainless steel one and half bowled sink unit. Plumbed for automatic washing machine. Casual dining area with patio doors to rear.

UTILITY ROOM:

Stainless steel sink unit.

First Floor

LANDING:

Hotpress.

BEDROOM (1):

ENSUITE SHOWER ROOM:

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

BEDROOM (2):

BEDROOM (3):

BEDROOM (4):

BATHROOM:

White suite incorporating push button W.C., pedestal wash hand basin and panelled bath. Separate shower cubicle. Wall and floor tiling.

Outside

GARAGE:

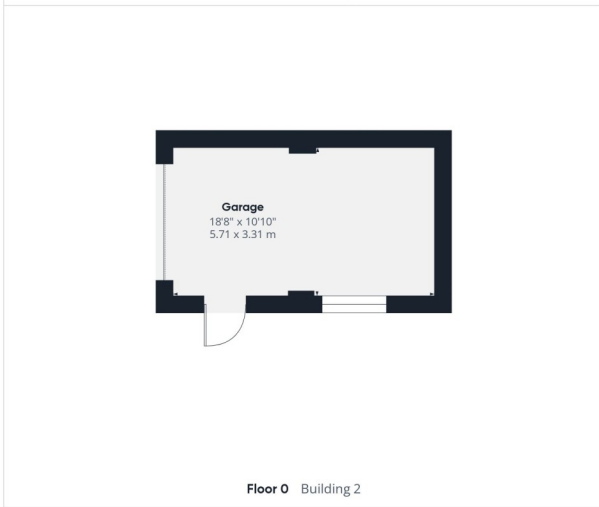
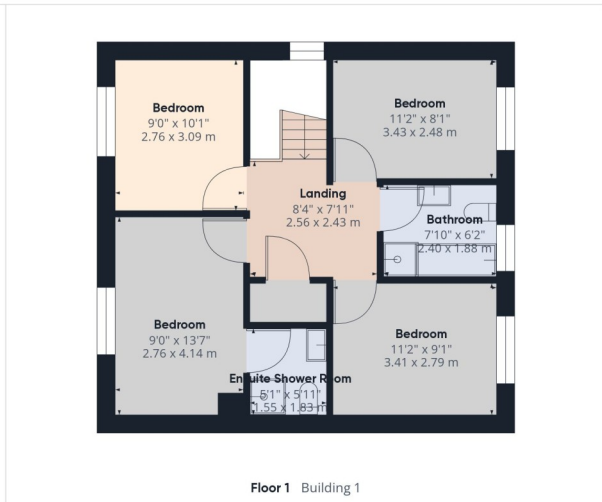
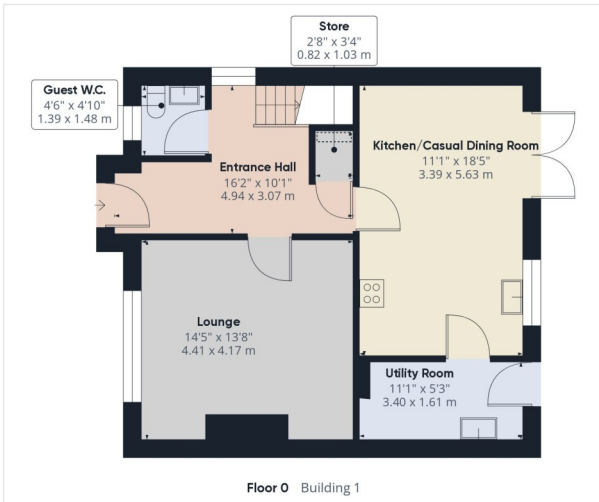
With roller door.

GARDENS:

Front garden in lawn with pebbled side driveway providing parking for several cars.

Enclosed rear garden in lawn with patio feature.





Approximate total area⁽¹⁾
 1383.46 ft²
 128.53 m²

Reduced headroom
 1.81 ft²
 0.17 m²

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



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