



Brian
Todd
.co.uk

“Inverdale” 11 Carrickergus Road, Larne, BT40 3DA

Offers Around £149,950

FEATURES

- **TRADITIONAL DETACHED CHALET STYLE VILLA**
- **OIL FIRED CENTRAL HEATING**
- **SINGLE GLAZING**
- **TWO RECEPTION ROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **BATHROOM WITH WHITE SUITE**
- **THREE BEDROOMS**
- **GARAGE WITH TAR MAC DRIVEWAY AND ENTRANCE GATES**
- **WALLED FRONT GARDEN IN LAWN**
- **EXCELLENT REAR GARDEN WITH FLOWER AND SHRUB AREAS**
- **SECLUDED LOCATION WITH VIEWS TO THE TOWN AND NORTH CHANNEL**
- **GREAT SCOPE FOR FURTHER IMPROVEMENT**
- **CHAIN FREE**

Nestling in a secluded cul de sac location, in the ever popular Inver district of Larne, it is a pleasure to offer for sale this traditional detached chalet style villa.

Lending itself to further improvement, the property occupies a mature site circa. 1/3 acre and benefits from front and rear gardens laid to lawn.

Internally, the property, comprises of two reception rooms, kitchen/breakfast room, bathroom and three bedrooms.

Enjoying views to the town and North Channel, this property should appeal to the individual wanting to make this their forever home.

Chain Free, we recommend an early viewing to avoid disappointment.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Traditional stained glass front door and side panels.

LOUNGE:

Traditional style tiled fireplace. Decorative ceiling rose and picture rail.

LIVING ROOM:

Traditional high mantle fireplace with tiled inset and hearth.

KITCHEN/BREAKFAST ROOM:

Fitted lower level units. Stainless steel sink unit. Plumbed for automatic washing machine. Parquet flooring. Part wall tiling. Decorative picture rail to breakfast area.

BEDROOM (1):

Decorative picture rail.

BATHROOM:

White suite incorporating W.C., pedestal wash hand basin and cast iron bath. Part wall tiling.

First Floor

LANDING:

Storage into eaves.

BEDROOM (2):

Storage into eaves. Views to the town and North Channel.

BEDROOM (3):

Storage into eaves. Views to the town and North Channel.

Outside

GARAGE:

With adjacent storage.

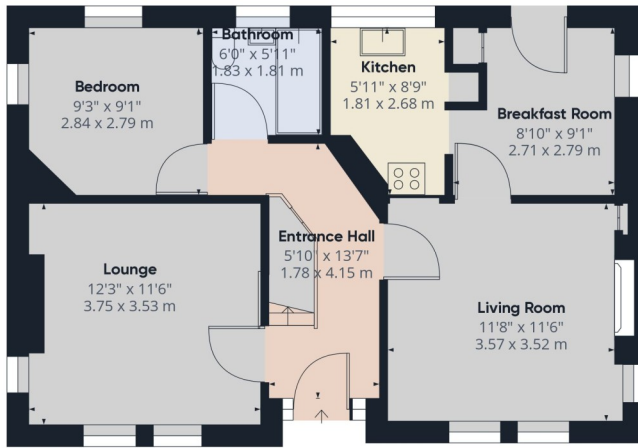
GARDENS:

Walled front garden in lawn with decorative pebbles.

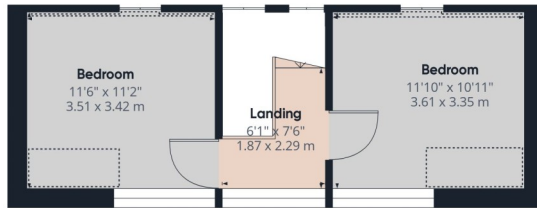
Tar mac driveway.

Excellent rear garden in lawn with flower and shrub areas.





Floor 0



Floor 1



Approximate total area[®]
911.8 ft²
84.71 m²

Reduced headroom
32.73 ft²
3.04 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



naea
propertymark

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		48 E
21-38	F	25 F	
1-20	G		

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.

028 2827 9477

2 Upper Main Street, Larne, BT40 1SX