



Brian
Todd
.co.uk

77 Browndod Road, Larne, BT40 3DX

Offers Around £235,000

FEATURES

- **DETACHED VILLA**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **MANY ORIGINAL FEATURES**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN**
- **FAMILY BATHROOM AND SEPARATE GUEST W.C.**
- **WALLED FRONT GARDEN**
- **ENCLOSED REAR GARDEN WITH MATURE TREES**
- **DRIVEWAY TO SIDE**
- **STUNNING RURAL LOCATION**

This is a superb opportunity for the discerning purchaser to acquire this detached residence, situated in a stunning rural location on the outskirts of Larne.

Comprising of two reception rooms, fitted kitchen, three bedrooms, bathroom and guest W.C., the property, externally, benefits from a walled front garden, in lawn, enclosed rear garden in lawn with mature trees and a side driveway with double opening gates.

Retaining many of its original features including beamed ceilings, this excellent property comes highly recommended.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

LOUNGE:

Complete with Inglenook style fireplace and wood burning stove. Beamed ceiling and floor tiling.

SNUG:

Feature style fireplace. Beamed ceiling. Floor tiling.

KITCHEN:

Range of upper and lower level fitted units. Integrated gas hob, electric oven and extractor fan. Stainless steel one and half bowled sink. Plumbed for automatic washing machine.

First Floor

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

GUEST W.C.:

Incorporating W.C. and wash hand basin.

BATHROOM:

Modern white suite incorporating W.C., pedestal wash hand basin and panelled bath. Separate corner shower cubicle.

Outside

GARDENS:

Walled front garden in lawn with mature shrubs.

Concrete driveway to side with double opening gates.

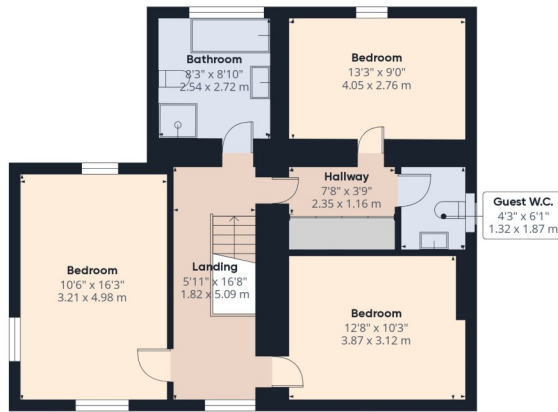
Enclosed rear garden in lawn with mature trees.

Side access.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1351.61 ft²
125.57 m²

Reduced headroom

15.25 ft²
1.42 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		40 E
21-38	F	28 F	
1-20	G		



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