



**Brian
Todd**
co.uk

8 Cairn Grove, Larne, BT40 1UA

Offers Around £169,950

FEATURES

- **SPACIOUS SEMI DETACHED CHALET STYLE VILLA**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **SUN ROOM**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SEPARATE UTILITY ROOM**
- **DOWNSTAIRS GUEST W.C.**
- **ENSUITE SHOWER ROOM**
- **THREE BEDROOMS**
- **FAMILY BATHROOM**
- **INTEGRAL GARAGE**
- **FRONT GARDEN IN LAWN**
- **SPACIOUS TAR MAC DRIVEWAY**
- **ENCLOSED REAR GARDEN IN LAWN WITH PATIO AREA**
- **STUNNING FAR REACHING SEA VIEWS**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**
- **CHAIN FREE**

Occupying an excellent elevated position, within a much sought residential location and affording far reaching sea views, this is a superb opportunity for the discerning purchaser to acquire this deceptively spacious chalet style semi detached villa.

Affording well planned and proportioned living accommodation, the property comprises of a lounge, living room, sun room, fitted kitchen with integrated appliances, separate utility room, downstairs guest W.C., ensuite shower room, three bedrooms and family bathroom.

Externally, the property benefits from an integral garage, spacious tar mac driveway providing parking for several cars, front garden in lawn, rear patio feature and a garden in lawn.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

Ceramic floor tiling.

ENTRANCE HALL:

A bright reception area with wood flooring.

LIVING ROOM:

A lovely bright room, which affords far reaching sea views. Double opening doors through to:

SUN ROOM:

Patio doors leading onto rear garden.

LOUNGE:

Solid wood flooring. Again, enjoying far reaching sea views.

KITCHEN:

Modern range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. Stainless steel one and a half bowled sink unit. Plumbed for dishwasher. Tiling.

UTILITY ROOM:

Fitted units. Stainless steel sink unit. Plumbed for automatic washing machine.

GUEST W.C.:

White suite incorporating W.C. and wash hand basin.

First Floor

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

ENSUITE SHOWER ROOM:

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

BATHROOM:

White suite incorporating W.C., wash hand basin and panelled bath. Separate shower cubicle.

Outside

GARAGE:

With roller door.

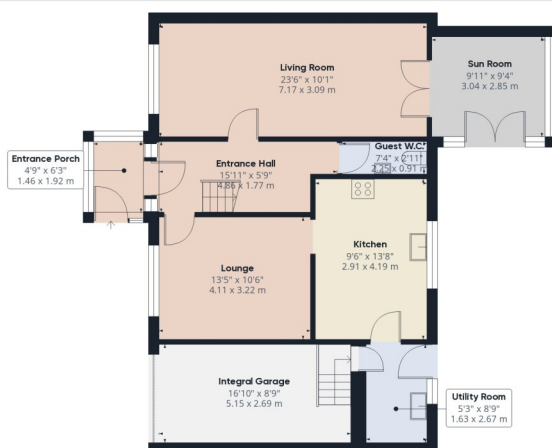
GARDENS:

Front garden in lawn.

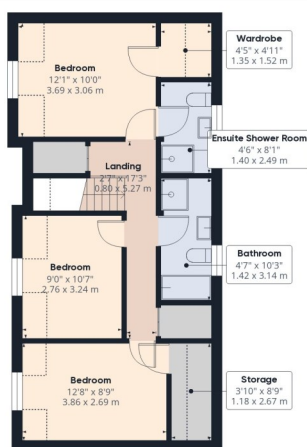
Tar mac driveway with parking for several cars.

Rear patio with decorative archway leading to an enclosed garden in lawn.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1505.77 ft²

139.89 m²

Reduced headroom

70.19 ft²

6.52 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	57 D	65 D
39-54	E		
21-38	F		
1-20	G		



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