



**Brian**  
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**8 Smiley Court, Larne, BT40 1NA**

**Offers Around £145,000**

## FEATURES

- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **FAMILY LOUNGE WITH FEATURE FIREPLACE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **THREE BEDROOMS**
- **SHOWER ROOM - SEPARATE SHOWER CUBICLE**
- **PRIVATE REAR GARDEN IN LAWN WITH FEATURE PATIO**
- **POPULAR RESIDENTIAL LOCATION**
- **CHAIN FREE**

Situated in this highly desirable residential area of Larne, only a short walk from the Town Centre and close to all local amenities, it is a pleasure to offer for sale, this comfortable semi detached villa.

Affording ample living accommodation, the property comprises of a family lounge, modern fitted kitchen with integrated appliances and casual dining area, shower room and three bedrooms.

Complete with a private rear garden, laid to lawn and feature patio, the property benefits from a block paved parking area to the front.

Chain free, this excellent property comes highly recommended, viewing of which is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE PORCH:

Tiled flooring.

#### ENTRANCE HALL:

Tiled flooring.

#### LOUNGE:

A bright family room with decorative fireplace. Laminate wood flooring.

#### KITCHEN:

Range of modern upper and level fitted units. Integrated gas hob, electric oven and extractor fan. Plumbed for automatic washing machine. Walk in larder. Tiled walls and flooring.

Casual dining area.

### First Floor

#### BEDROOM (1):

#### BEDROOM (2):

#### BEDROOM (3):

#### SHOWER ROOM:

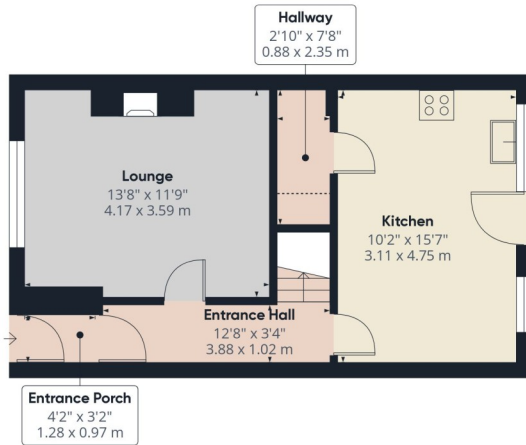
White suite incorporating low level W.C. and pedestal wash hand basin. Separate shower cubicle. Part wall tiling. Tiled flooring.

### Outside

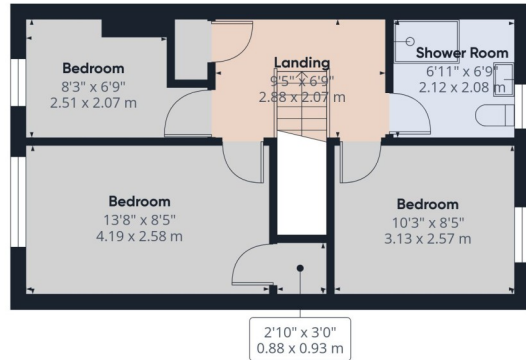
#### REAR GARDEN:

Private rear garden, laid to lawn. Feature patio.





Floor 0



Floor 1

**Approximate total area<sup>®</sup>**

788.69 ft<sup>2</sup>  
73.27 m<sup>2</sup>

**Reduced headroom**

4.75 ft<sup>2</sup>  
0.44 m<sup>2</sup>

(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	67 D	67 D
39-54	E		
21-38	F		
1-20	G		



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propertymark

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.

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