



Brian
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.co.uk

2 Old Forge Gardens, Millbrook, Larne, BT40 2GA

Offers Around £299,950

FEATURES

- **DETACHED VILLA**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **CASUAL DINING AREA WITH PATIO DOOR FEATURE**
- **UTILITY ROOM**
- **DOWNSTAIRS GUEST W.C.**
- **MODERN BATHROOM WITH WHITE SUITE**
- **FOUR BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **ROOFSpace - FLOORED AND LIGHTING (MAYBE USED AS FURTHER ACCOMMODATION, SUBJECT TO ALL RELEVANT AND STATUTORY APPROVALS)**
- **GARAGE WITH ROLLER DOOR**
- **ENCLOSED REAR GARDEN IN LAWN**
- **LOW MAINTENANCE FRONT GARDEN**
- **QUIET CUL DE SAC LOCATION**

Situated in a quiet cul de sac location, just off the main A8, Larne to Belfast Road, it is a pleasure to offer for sale, this well presented and decorated detached family residence.

Occupying an excellent semi rural position, yet only a short drive to the Town Centre and local amenities, this impressive home provides excellent, versatile living accommodation which includes, two reception rooms, modern fitted kitchen with casual dining area, utility room, downstairs guest W.C., family bathroom, four bedrooms and ensuite shower room.

Externally, the property benefits from a garage, low maintenance front garden and enclosed rear garden laid to lawn.

Highly recommended, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL: Solid wood flooring.

LOUNGE: High mantle fireplace with gas inset fire. Solid wood flooring.

FAMILY ROOM: Double opening doors. Solid wood flooring.

KITCHEN/CASUAL DINING AREA: Modern range of fitted upper and lower level units. Integrated 6 ring gas range cooker, extractor fan, dishwasher, wine cooler and American fridge/freezer. Part wall tiling. Floor tiling. Spot lighting. Patio doors.

UTILITY ROOM: Fitted units. Stainless steel sink unit. Plumbed for automatic washing machine and space for tumble dryer. Part wall tiling. Floor tiling.

GUEST W.C.: Incorporating W.C. and wash hand basin.

First Floor

LANDING: Superb "Wrap Around" landing with hotpress.

BEDROOM (1): Range of built in wardrobes.

ENSUITE SHOWER ROOM: Incorporating push button W.C., wash hand basin and separate shower cubicle with power shower. Part wall tiling. Floor tiling.

BEDROOM (2):

BEDROOM (3):

BEDROOM (4):

BATHROOM: Modern white suite incorporating free standing bath, push button W.C. and pedestal wash hand basin. Separate shower cubicle. Part wall tiling. Floor tiling.

ROOFSpace: Floored with lighting. This area may be used as further accommodation, subject to all relevant and statutory approvals.

Outside

GARAGE: Roller door. Power and light.

GARDENS: Low maintenance front garden in decorative pebbles.

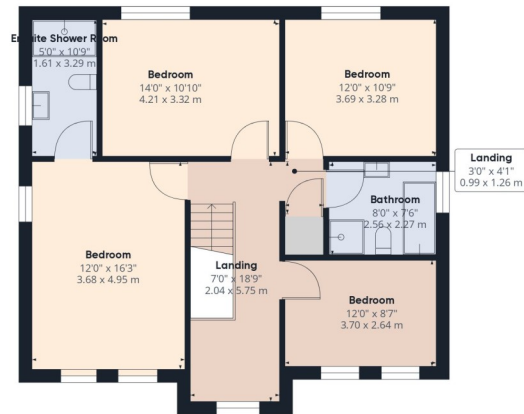
Enclosed rear garden in lawn with shed.

Twin side pedestrian access.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1717.7 ft²
159.58 m²

Reduced headroom

15.82 ft²
1.47 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	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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