



**Brian  
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.co.uk

**55 Walnut Avenue, Larne, BT40 2WA**

**Offers Around £219,950**

## FEATURES

- **DETACHED VILLA**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **THREE RECEPTION ROOMS - INCLUDING SUN ROOM**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **BATHROOM WITH WHITE SUITE**
- **THREE BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **FRONT GARDEN IN LAWN WITH DECORATIVE PEBBLES**
- **TAR MAC DRIVEWAY**
- **PRIVATE REAR GARDEN IN LAWN WITH DECORATIVE FEATURE PATIO**
- **EXCELLENT STANDARD OF FINISH THROUGHOUT**

Situated in a popular residential area of Larne, and within easy reach of local amenities, it is a pleasure to offer for sale, this well presented and decorated detached villa.

Affording well planned and proportioned living accommodation, the property comprises of a lounge, dining room, sun room, fitted kitchen with integrated appliances, bathroom with white suite, three bedrooms and ensuite shower room.

Externally, the property has a front garden in lawn with decorative pebbles, tar mac driveway, to the side and private rear garden in lawn with decorative feature patio.

This excellent family home comes highly recommended, viewing of which is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

**ENTRANCE HALL:** Large bright entrance hall with tiled floor. Fully tiled under stair cupboard.

**GUEST W.C.:** White suite incorporating W.C. and wash hand basin. Half tiled in modern white metro tiles.

**LOUNGE:** Great size room with bay window. Multi fuel stove sitting on modern Granite hearth. Laminate wood flooring. Decorative archway through to:

**DINING ROOM:** Large dining room with hidden door through to kitchen on feature wall. Patio door through to:-

**SUN ROOM:** Bright sun room with fully insulated ceiling recently installed. LVT Flooring. Patio doors leading onto large rear garden.

**KITCHEN:** Modern range of upper and lower level units. Integrated electric hob, oven and extractor fan. One and a half bowled stainless steel sink unit. Plumbed for automatic washing machine and dishwasher. Tiled flooring. Door through to dining room. Door to rear garden.

### First Floor

**BEDROOM (1):** Large modern master bedroom featuring large bay window and built in wardrobes.

**ENSUITE SHOWER ROOM:** White suite incorporating W.C., wash hand basin and separate shower cubicle. Towel radiator. Tiled flooring and full wall tiling.

**BEDROOM (2):** Large spacious bright double bedroom. Built in black out blinds.

**BEDROOM (3):** Excellent size double bedroom. Built in black out blinds.

**BATHROOM:** White suite incorporating W.C., wash hand basin and panelled bath with electric shower. Towel radiator. Tiled floor and full wall tiling. Large hotpress with shelving.

### Outside

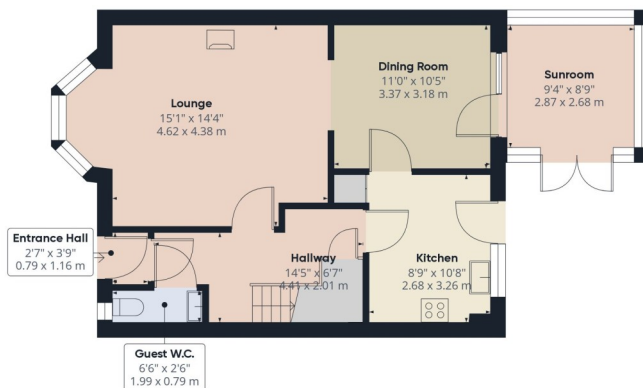
**FRONT GARDEN:** Lawn surrounded with decorative pebbles. Herbaceous flower bed for bright spring/summer interest with low autumn/winter maintenance.

**DRIVEWAY:** Full tar mac with ample parking for two cars.

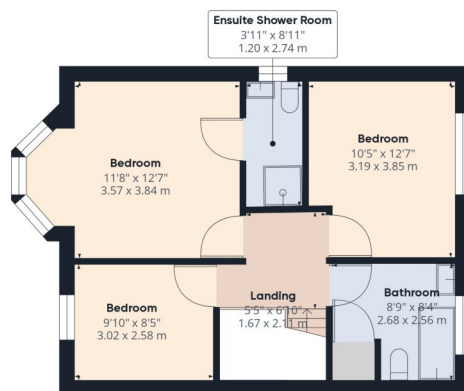
**REAR GARDEN:** Large private corner site garden laid to lawn. Decorative feature patio. Half height shed to side of sun room. Two large sheds with ample storage for toys, tools and garden equipment.







Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
1200.28 ft<sup>2</sup>  
111.51 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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