



**Brian**  
**Todd**  
.co.uk

**44 Craigstown Meadow, Magheramorne, Larne, BT40 3JJ**

**Offers Around £164,950**

## FEATURES

- **CONTEMPORARY STYLE TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **SEMI RURAL LOCATION**
- **OPEN FRONTAL ASPECT**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - WITH MULTI FUEL BURNING STOVE**
- **LUXURY FITTED KITCHEN - INTEGRATED APPLIANCES**
- **CASUAL DINING AREA - PATIO DOORS**
- **MODERN WHITE BATHROOM SUITE - FREE STANDING BATH AND SEPARATE SHOWER CUBICLE**
- **THREE BEDROOMS**
- **WALLED FRONT GARDEN**
- **ENCLOSED REAR GARDEN - INCLUDING GARDEN OFFICE, SHED/UTILITY, DOG PEN AND FEATURE PATIO**

Occupying a stunning semi rural position, within the popular Magheramorne area, on the outskirts of Larne, it is a pleasure to bring to market, this contemporary style mid town house with a delightful open frontal aspect.

Presented and decorated to an exact standard of finish throughout, the property is a credit to its current owners, and provides excellent living accommodation to suit most families needs and requirements.

Comprising of a lounge with multi fuel burning stove, luxury fitted kitchen with integrated appliances, casual dining area, three bedrooms and bathroom with modern white suite, including a freestanding bath and separate shower cubicle, this stunning family home, externally, has a walled front garden and an enclosed rear garden laid in paviour paving and is complete with a garden office with heating, shed/utility and dog pen.

Viewing is highly recommended and is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

#### LOUNGE:

A well decorated and presented room, with feature fireplace with overmantle and multi fuel burning stove. Spot lighting. Floor tiling.

#### KITCHEN/DINING AREA:

A luxury range of fitted upper and lower level units, incorporating breakfast bar. Integrated hob, oven, extractor fan, fridge/freezer and dishwasher. Floor tiling and spot lighting. Casual dining area with patio doors leading to rear garden.

### First Floor

#### BEDROOM (1):

#### BEDROOM (2):

#### BEDROOM (3):

#### BATHROOM:

Modern white suite incorporating free standing bath, vanity wash hand basin and W.C. Separate double shower cubicle with electric shower.

#### ROOFSPACE:

Part floored.

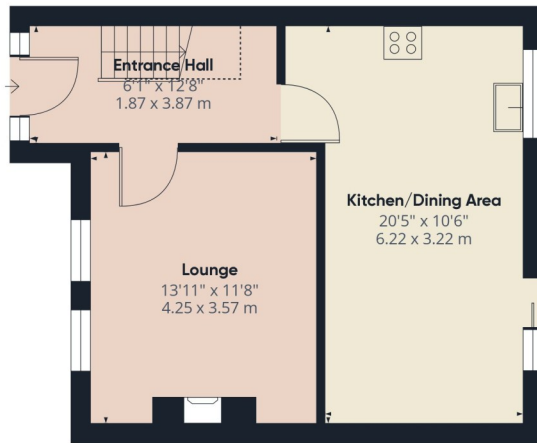
### Outside

#### GARDENS:

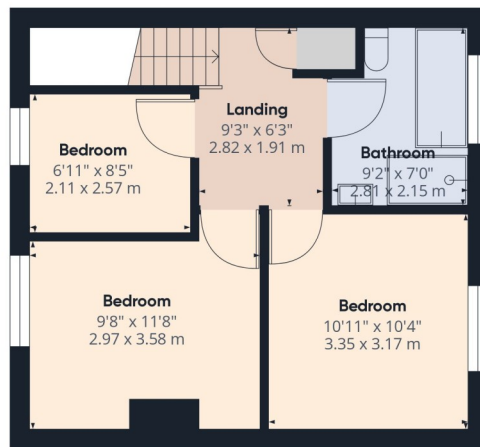
Walled front garden.

Enclosed rear garden in decorative paviour patio finish. Garden office with heating. Shed/Utility and dog pen.





Floor 0



Floor 1



**Approximate total area<sup>1)</sup>**  
 871.01 ft<sup>2</sup>  
 80.92 m<sup>2</sup>

**Reduced headroom**  
 15.5 ft<sup>2</sup>  
 1.44 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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