



Brian
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.co.uk

9 Lindara Close, Larne, BT40 2FG

Offers Around £162,500

FEATURES

- **CONTEMPORARY STYLE SEMI DETACHED VILLA**
- **GAS FIRED CENTRAL HEATING**
- **U.P.V.C DOUBLE GLAZING**
- **LOUNGE**
- **DOWNSTAIRS GUEST W.C.**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **CASUAL DINING AREA**
- **THREE BEDROOMS - ONE WITH DRESSING ROOM**
- **MODERN BATHROOM WITH WHITE SUITE AND SEPARATE SHOWER CUBICLE**
- **GARAGE WITH ROLLER DOOR AND TAR MAC DRIVEWAY**
- **FRONT GARDEN IN LAWN**
- **ENCLOSED REAR GARDEN WITH RAISED PAVIOUR PATIO FEATURE**
- **HIGH STANDARD OF SPECIFICATION THROUGHOUT**

A credit to its present owner, this is a well presented and tastefully decorated semi detached villa, situated in a popular residential area of Larne.

Providing deceptively spacious family living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, casual dining area, downstairs guest W.C., three bedrooms, dressing room, with plumbing for an ensuite shower room, bathroom with modern white suite and separate shower cubicle.

Externally, the property has a front garden in lawn, enclosed, low maintenance rear garden, spacious tar mac driveway and detached garage with roller door.

This contemporary style semi detached villa is sure to impress.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Floor tiling.

GUEST W.C

Incorporating W.C. and wash hand basin.

LOUNGE:

Laminate wood flooring. Feature fireplace.

KITCHEN:

Luxury fitted kitchen, incorporating integrated gas hob, electric oven and chrome/glass extractor fan. Fitted sink unit. Plumbed for automatic washing machine and vented tumble dryer. Fitted breakfast bar. Tiled flooring. Casual dining area. Patio doors to rear area.

First Floor

BATHROOM:

White suite, featuring low level W.C., vanity wash hand basin, panelled bath and shower cubicle. Wall tiling.

BEDROOM (1):

Laminate wood flooring.

DRESSING ROOM:

Plumbing available for ensuite.

BEDROOM (2):

Laminate wood flooring.

BEDROOM (3):

Laminate wood flooring.

Outside

GARAGE:

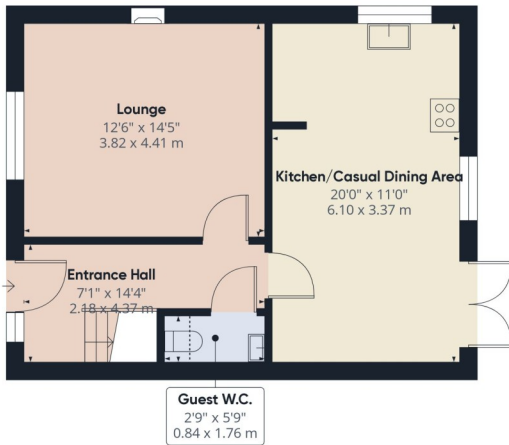
Roller door. Driveway.

GARDENS:

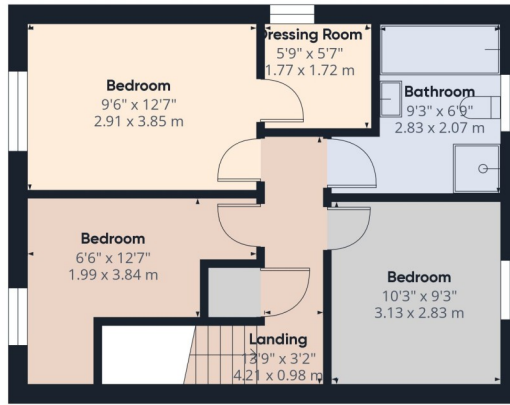
Front garden, in lawn.

Private rear area, featuring a paviour patio area.

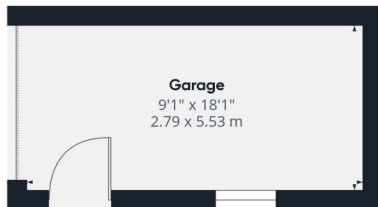




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1132.36 ft²
105.2 m²

Reduced headroom
3.6 ft²
0.33 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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