



**Brian  
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.co.uk

**66 Regents Park, Larne, BT40 1DA**

**Offers Around £134,950**

## FEATURES

- **MODERN SEMI DETACHED VILLA**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - FEATURE HIGH MANTLE FIREPLACE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **DINING ROOM - PATIO DOOR FEATURE**
- **THREE BEDROOMS**
- **BATHROOM - WHITE SUITE**
- **ENCLOSED LOW MAINTENANCE REAR GARDEN IN FLAGGING**
- **FRONT GARDEN LAID TO LAWN**
- **POPULAR RESIDENTIAL LOCATION**

Situated in a popular residential area of Larne, it is a pleasure to offer for sale this modern semi detached villa.

Affording good comfortable living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, dining room with patio door feature, three bedrooms and bathroom with white suite.

Externally, the property has a front garden laid to lawn, spacious side tar mac driveway with parking for several cars and an enclosed low maintenance rear garden in flagging.

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

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

#### LOUNGE:

Feature high mantle fireplace. Laminate wood flooring.

#### KITCHEN:

Range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. Plumbed for automatic washing machine. Larder. Part wall tiling.

#### DINING ROOM:

Laminate wood flooring. Patio door feature.

### First Floor

#### BEDROOM (1):

#### BEDROOM (2):

#### BEDROOM (3):

#### BATHROOM:

White suite incorporating W.C., wash hand basin and panelled bath. Hotpress. Part wall tiling.

### Outside

#### GARDENS:

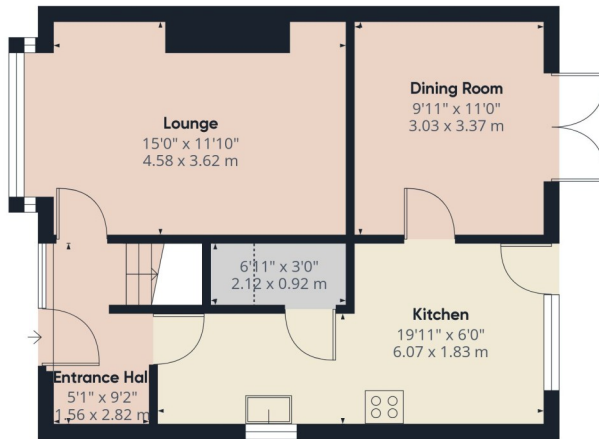
Low maintenance rear garden in flagging. Shed.

Front garden in lawn.

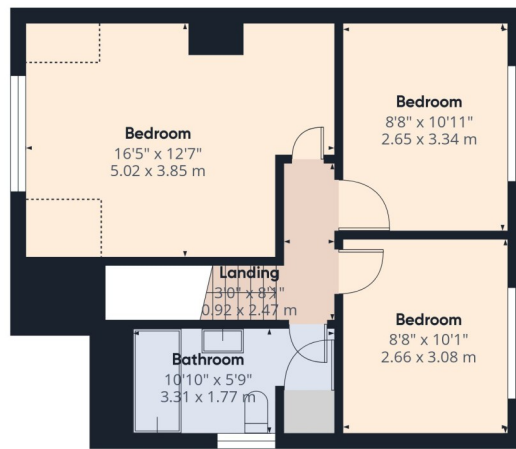
Tar mac driveway to the side.







Floor 0



Floor 1

**Approximate total area<sup>1)</sup>**  
 988.24 ft<sup>2</sup>  
 91.81 m<sup>2</sup>

**Reduced headroom**  
 26.51 ft<sup>2</sup>  
 2.46 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		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		



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