



Brian
Todd
.co.uk

87 The Roddens, Larne, BT40 1QQ

Offers Around £99,950

FEATURES

- **TRADITIONAL STYLE MID TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN**
- **THREE BEDROOMS**
- **WHITE BATHROOM SUITE**
- **ENCLOSED YARD TO THEREAR**
- **GARAGE**
- **WALLED FRONT GARDEN**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**
- **CHAIN FREE**

Situated in a much sought after residential area of Larne, and within easy reach of the Town Centre and local amenities, this is an excellent opportunity for the discerning purchaser to acquire this deceptively spacious mid town house.

Comprising of two reception rooms, galley style fitted kitchen, three bedrooms and bathroom with white suite, the property externally, has a garage and walled front garden.

Chain Free, viewing is highly recommended and is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE:

Bay window. Feature high mantle fireplace.

LIVING ROOM:

Feature high mantle fireplace.

KITCHEN:

Range of fitted upper and lower level units. One and half bowled stainless steel sink unit. Plumbed for automatic washing machine.

First Floor

BATHROOM:

Incorporating W.C., wash hand basin and panelled bath. Wall tiling.

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

Outside

GARAGE:

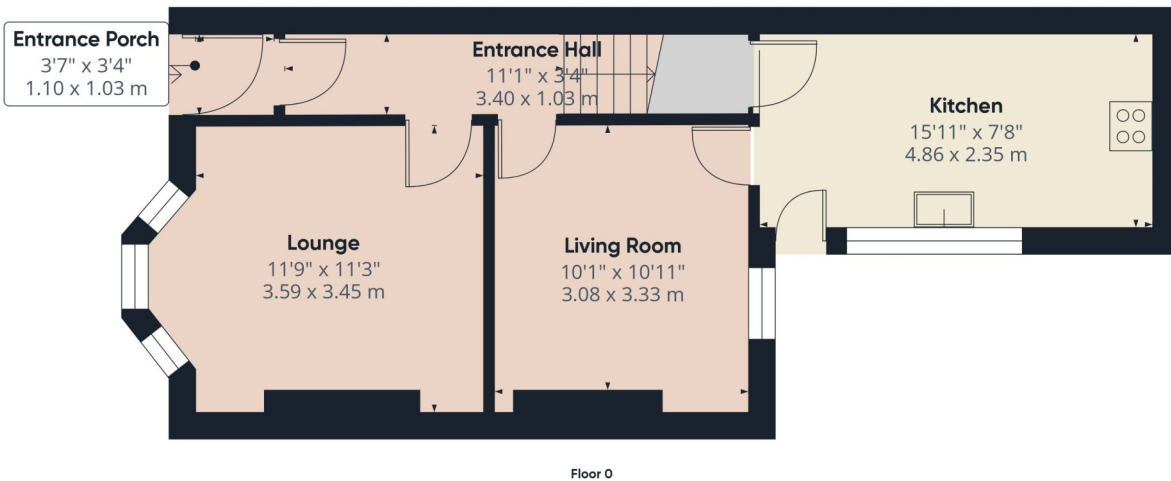
GARDENS:

Enclosed yard to rear.

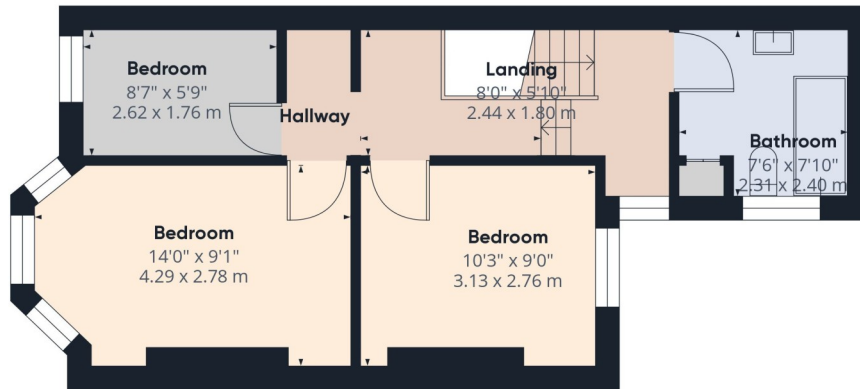
Vehicular access.

Walled front garden.





Floor 0



Floor 1

Approximate total area[®]
855.63 ft²
79.49 m²

(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		
55-68	D		
39-54	E	51 E	52 E
21-38	F		
1-20	G		



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