



Brian
Todd
.co.uk

7 Glynn Road, Larne, BT40 3AY

Offers Around £74,950

FEATURES

- **CENTRALLY LOCATED MID TOWN HOUSE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **TWO RECEPTION ROOMS**
- **WHITE BATHROOM SUITE**
- **TWO BEDROOMS**
- **ENCLOSED YARD WITH COVERED AREA**
- **CHAIN FREE**
- **IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY**

This is a conveniently positioned mid town house within walking distance to the Town Centre and all local amenities including bus and train stations.

The property comprises of two reception rooms, modern fitted kitchen with integrated appliances, two bedrooms and bathroom with white suite.

Externally, the property benefits from an enclosed yard with covered area and pedestrian access to the rear.

This is an excellent example of a first time buy or investment property.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE:

LIVING ROOM:

Laminate wood flooring.

KITCHEN:

Modern range of fitted upper and lower level units. Integrated gas hob, electric oven and extractor fan. One and half bowled stainless steel sink unit. Plumbed for automatic washing machine.

First Floor

BEDROOM (1):

BEDROOM (2):

BATHROOM:

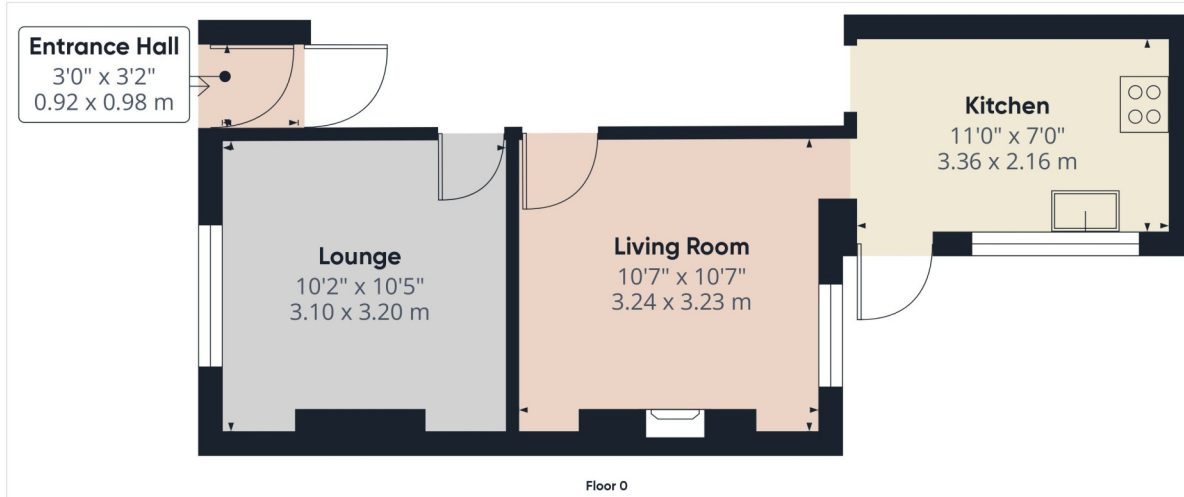
White suite incorporating W.C., wash hand basin and panelled bath. Decorative PVC panelled walls.

Outside

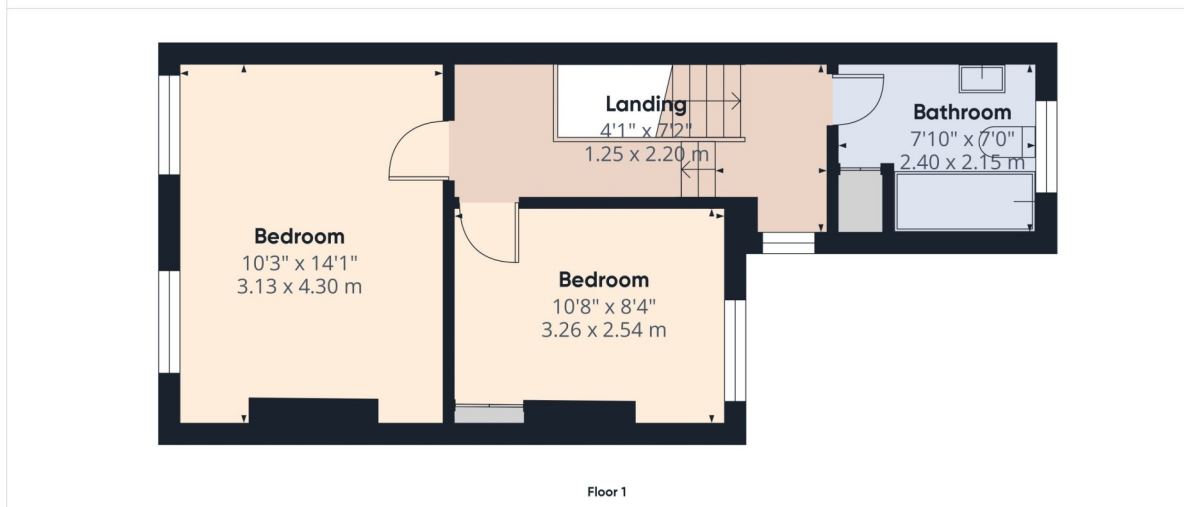
Enclosed rear yard with covered area.

Pedestrian right of way to rear.





Approximate total area⁽¹⁾
645.31 ft²
59.95 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 | 56 D | 61 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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