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.co.uk

12 Glenburn Drive, Glynn, Larne, BT40 3DL

Offers Over £139,950

FEATURES

- SEMI DETACHED CHALET STYLE BUNGALOW
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE
- MODERN FITTED KITCHEN - INTEGRATED EXTRACTOR FAN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS BATHROOM - MODERN WHITE SUITE
- FOUR BEDROOMS
- UPPER FLOOR SHOWER ROOM - MODERN WHITE SUITE
- FRONT AND REAR GARDENS LAID TO LAWN
- SPACIOUS DRIVEWAY WITH AMPLE PARKING
- CUL DE SAC POSITION
- POPULAR RESIDENTIAL LOCATION

Occupying a quiet cul de sac position this is an opportunity for the discerning purchaser to acquire this deceptively spacious semi

detached chalet style bungalow, situated in the ever popular of Glynn, on the outskirts of Larne.

Comprising of a lounge, fitted kitchen, utility room, downstairs bathroom, four bedrooms and upper floor shower room, the property has a front garden laid to lawn, rear garden in lawn with raised decking feature and side driveway with parking for several cars.

Within easy reach of local amenities including local train halt and primary school, this excellent property should appeal to the growing family.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Laminate wood flooring.

LOUNGE:

High mantle fireplace.

KITCHEN:

Range of fitted upper and lower level units. Integrated extractor fan. One and half bowled sink unit. Part wall tiling. Floor tiling. Casual dining area.

UTILITY ROOM:

BEDROOM (1):

Currently used as an office.

BEDROOM (2):

BATHROOM:

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

First Floor

LANDING:

Storage off.

BEDROOM (3):

Velux window. Storage under eaves.

BEDROOM (4):

Storage under eaves.

SHOWER ROOM:

Incorporating W.C., wash hand basin and separate shower cubicle with electric shower.

Outside

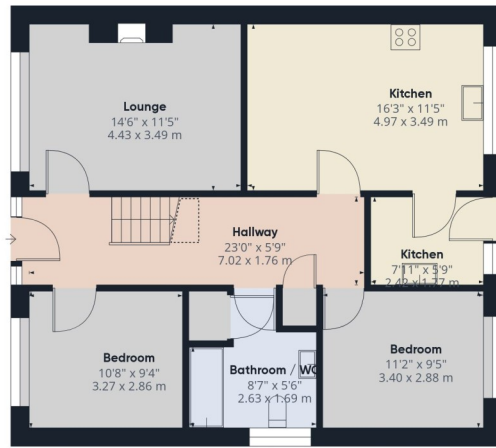
GARDENS:

Rear garden in lawn with raised decking area.

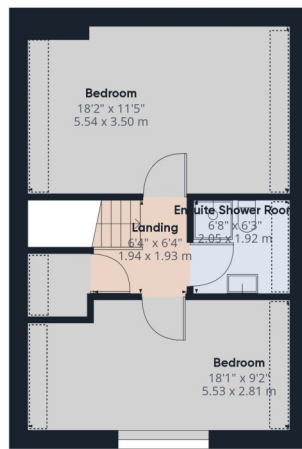
Front garden in lawn.

Spacious driveway with parking for several cars.





Floor 0



Floor 1

Approximate total area[®]
1292.88 ft²
120.11 m²

Reduced headroom
80.91 ft²
7.52 m²

Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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



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