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**15 Garron Crescent, Larne, BT40 2AT**

**Offers Around £64,950**

## FEATURES

- SEMI DETACHED VILLA
- SINGLE GLAZING
- TWO RECEPTION ROOMS
- KITCHEN - UPPER AND LOWER LEVEL UNITS
- BATHROOM
- THREE BEDROOMS
- VIEWS TO THE SURROUNDING COUNTRYSIDE
- GOOD SIZED PRIVATE REAR GARDEN
- FRONT GARDEN
- GREAT SCOPE FOR FURTHER IMPROVEMENT
- CHAIN FREE

Situated in a popular residential area of Larne, this is a superb opportunity for both the investor and D.I.Y. enthusiast alike to acquire this semi detached villa.

Providing great scope for further improvement, the property comprises of two reception rooms, kitchen, bathroom and three bedrooms.

Benefiting from a good sized, private, rear garden this chain free property is priced competitively to sell.

Viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

#### LOUNGE:

Open fire.

#### DINING ROOM:

Open fire.

#### KITCHEN:

Upper and lower level units. Stainless steel sink unit.

### First Floor

#### BATHROOM:

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

#### BEDROOM (1):

#### BEDROOM (2):

#### BEDROOM (3):

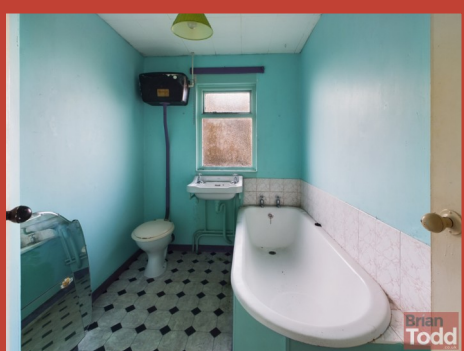
Views to the surrounding countryside.

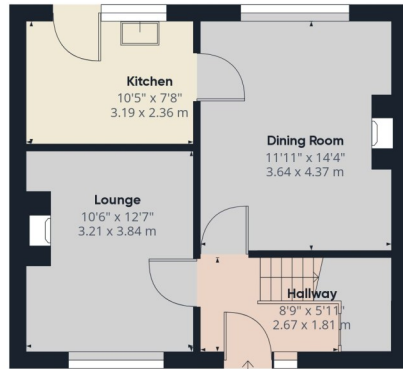
### Outside

#### GARDENS:

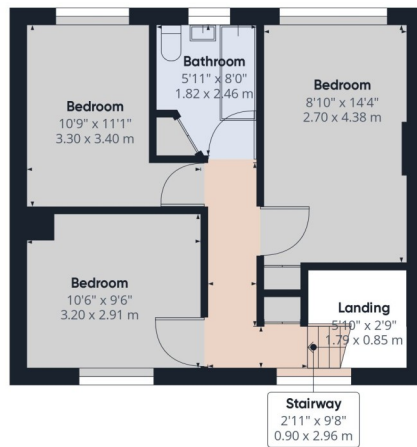
Good size private rear garden with store.

Front garden.





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
885.15 ft<sup>2</sup>  
82.23 m<sup>2</sup>

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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F		
1-20	G	2 G	



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