



**Brian  
Todd**  
.co.uk

**8 Carneal Close, Larne, BT40 2EZ**

**Offers Around £109,950**

## FEATURES

- **SUPERB END TERRACE BUNGALOW**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE WITH FEATURE BRICK AND WALL FIREPLACE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **THREE BEDROOMS**
- **MODERN SHOWER ROOM**
- **WALLED FRONT GARDEN**
- **NEAT AND TIDY ENCLOSED REAR GARDEN IN LAWN WITH FEATURE DECKING**
- **CUL DE SAC LOCATION**
- **CHAIN FREE**

Occupying a quiet cul de sac position within this popular residential area of Larne, it is a pleasure to offer for sale, this well cared and maintained end terrace bungalow.

Affording good, family living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, three bedrooms and shower room.

Externally, the property has a walled front garden in lawn and, to the rear, an enclosed garden in lawn with feature decking and boiler store.

This excellent property will no doubt have great appeal to a broad section of the market.

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

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

Solid wood flooring.

#### LOUNGE:

Feature brick and wall fireplace. Laminate wood flooring.

#### KITCHEN:

Modern range of fitted upper and lower level units. Integrated double oven, ceramic hob, extractor fan, dishwasher, fridge/freezer and washing machine. Stainless steel sink unit.

#### BEDROOM (1):

Laminate wood flooring.

#### BEDROOM (2):

Laminate wood flooring.

#### BEDROOM (3):

#### SHOWER ROOM:

Modern white suite incorporating vanity wash hand basin, W.C. and separate shower cubicle. Tiling.

### Outside

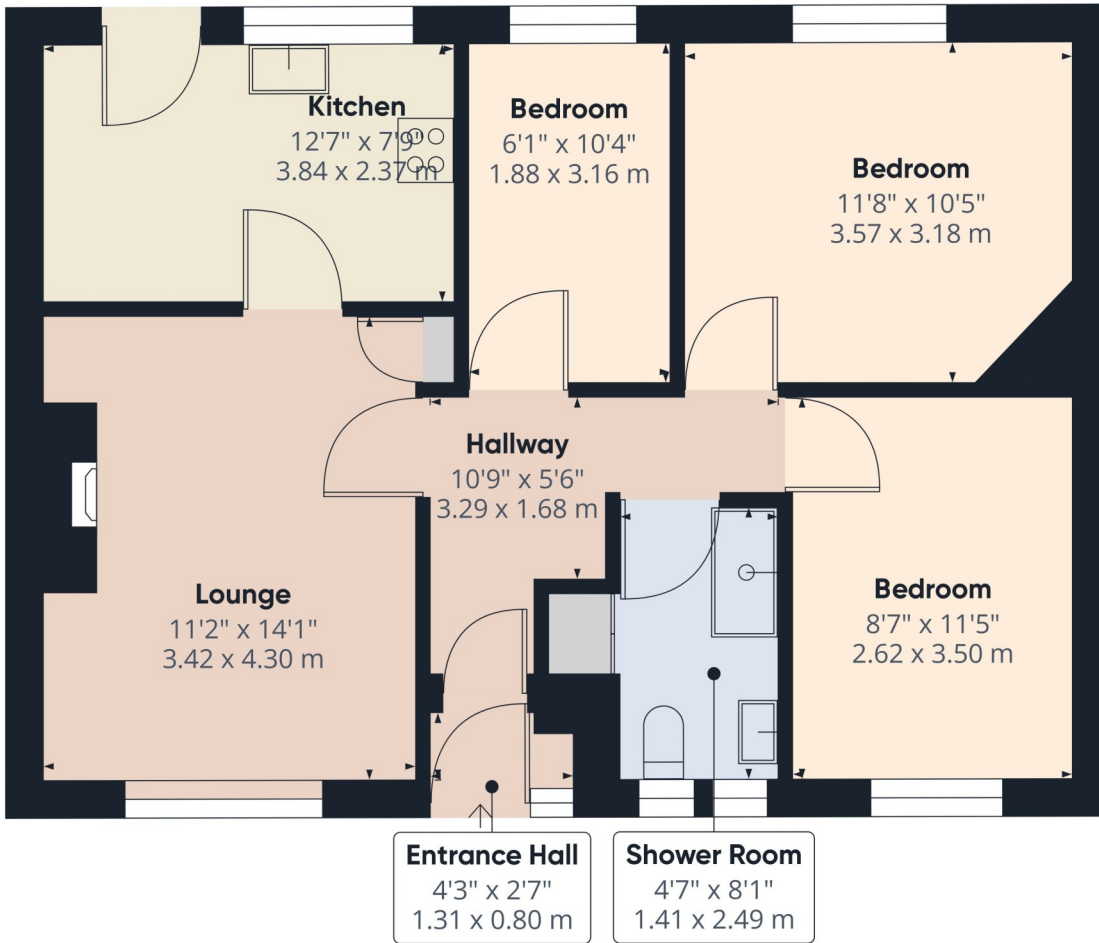
#### GARDENS:

Walled front garden.

Neat and tidy enclosed rear garden in lawn with feature decking.

Boiler store.





Approximate total area<sup>®</sup>  
656.44 ft<sup>2</sup>  
60.99 m<sup>2</sup>

(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.

GIRAFFE360



naea  
propertymark

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    | 64 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.

028 2827 9477

2 Upper Main Street, Larne, BT40 1SX