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**46 Mill Brae, Larne, BT40 2DE**

**Offers Around £69,950**

## **KEY FEATURES**

- **MID TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE**
- **FITTED KITCHEN - INTEGRATED APPLIANCES**
- **WHITE BATHROOM SUITE**
- **TWO BEDROOMS**
- **REAR ACCESS**
- **CHAIN FREE**
- **POPULAR CENTRAL LOCATION**

This is a centrally located mid town house, within walking distance to the Town Centre and all local amenities.

The property provides neat and tidy living accommodation, which comprises of a lounge, fitted kitchen, two bedrooms and bathroom.

Benefiting from Oil Fired Central Heating and u.P.V.C.

Double Glazing, this excellent property should appeal to both the first time buyer and investor alike.

Viewing is strictly by appointment only through Agents.

## **THE PROPERTY COMPRISES:**

### **Ground Floor**

#### **ENTRANCE HALL:**

#### **LOUNGE:**

Feature fireplace with open fire.

#### **KITCHEN/DINING:**

Range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. Plumbed for automatic washing machine. Floor tiling. Casual dining area.

#### **BATHROOM:**

White suite incorporating push button W.C., wash hand basin and panelled bath with shower attachment.

Wall and floor tiling.

### **First Floor**

#### **BEDROOM (1):**

Laminate wood flooring.

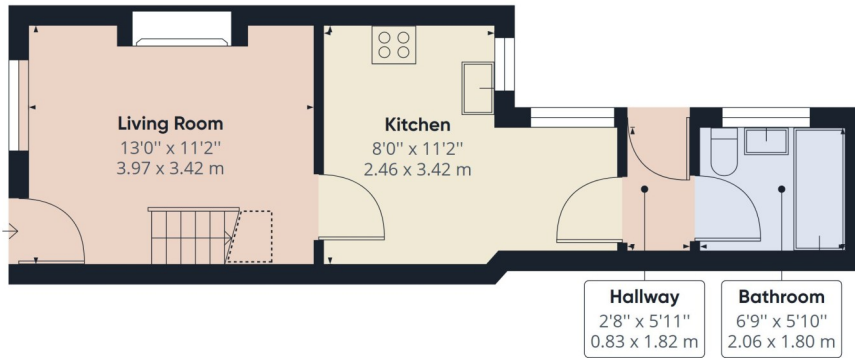
#### **BEDROOM (2):**

### **Outside**

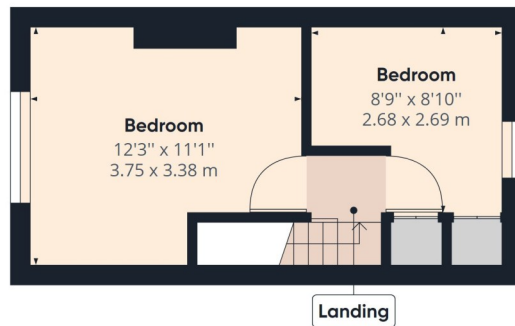
Rear access.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

537.61 ft<sup>2</sup>  
49.95 m<sup>2</sup>

**Reduced headroom**

10.80 ft<sup>2</sup>  
1.00 m<sup>2</sup>

(1) 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	63 D
39-54	E		
21-38	F		
1-20	G		



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