

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**76 BRUSTIN BRAE ROAD
LARNE**



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Detached chalet bungalow presented in excellent decorative condition situated on an attractive approx. ¾ acre site and enjoying excellent views. Accommodation includes 4 Bedrooms, (1 with ensuite), Lounge, Kitchen/Dining Area, Utility Room & Bathroom with 4 piece suite.

Externally there is a detached Garage/Workshop & extensive Gardens.

PRICE: O.I.R.O. £192,500

VIEWING: By Appointment

ENTRANCE HALL: Entrance via UPVC front door, double glazed windows to front, hot press, radiator, laminated wood floor.

LOUNGE: 15'4 x 12'2 Double glazed windows to front, cast iron fireplace with solid wood surround & mantle, 2 double radiators, solid oak floor.

KITCHEN/DINING AREA: 14'2 x 11'2 Double glazed window to rear, stainless steel single drainer sink unit with mixer taps, wall and base units with work surfaces, Rangemaster electric cooker with 5 ring gas hob, space for fridge freezer, double radiator, tiled floor.

UTILITY ROOM: part frosted double glazed UPVC door to rear, double glazed window to side, stainless steel single drainer sink unit, wall and base units with work surface, plumbed for washing machine, space for dryer, double radiator, tiled floor.

BEDROOM 3: 11'9 x 10'9 Double glazed window to rear, double radiator, fitted carpet.

BEDROOM 4: 11'5 x 8'9 Double glazed window to front, double radiator, laminated wood floor.

BATHROOM: Frosted double glazed window to rear, panelled bath, shower cubicle, pedestal hand basin, LLWC, part tiled walls, heated towel rail, tiled floor.

STUDY AREA: Double glazed window to front, double radiator, laminated wood floor, stairs to first floor.

First Floor

LANDING: Double radiator, fitted carpet.

BEDROOM 1: 20'7 x 12'1 Double glazed window to side, velux windows, 2 double radiators, laminated wood floor.



ENSUITE: Velux window, 3 piece white suite comprising shower cubicle, pedestal hand basin, LLWC, extractor, radiator, vinyl floor.

BEDROOM 2: 11'4 x 8'10 Double glazed window to side, velux window, double radiator, laminated wood floor.



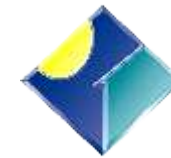
Energy Performance Certificate



Outside

PARKING & GARAGE: Tarmac driveway with parking areas to front, side & rear. Detached garage/workshop at side with roller shutter.

GARDENS: Extensive gardens mainly laid to lawn with a range of shrubs & mature trees.



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