

11 Mounthill Manor, Larne, BT40 3FB



- Modern Semi Detached
- 3 Bedrooms
- 1+ Receptions
- Modern Fitted Kitchen With Casual Dining Aspect
- Modern En Suite Bathroom / Modern 4 Piece Family Bathroom
- Detached Garage With Private Driveway
- Private Enclosed Rear Garden / Select Cul De Sac Position
- Well Regarded Rural Countryside Location
- Oil Fired Central Heating/ PVC Double Glazing/ Utility Room/ Furnished Cloakroom
- Convenient to Toreagh Primary School And Within 10 Minute Drive To Larne Town Centre

PRICE Offers Over £159,950

Positioned within a popular unspoilt rural location within close proximity to the A8 Carriageway Larne, Ballyclare and Belfast are all within a comfortable commute. This well presented semi detached modern family home is a perfect property for first time buyers. Situated within a quiet cul de sac the property benefits from a well planned living layout incorporating 3 bedrooms, spacious lounge, kitchen with casual dining aspect, utility room and furnished cloakroom. On the first floor there are 3 bedrooms with a four piece family bathroom and the principal bedroom benefits from a modern ensuite. Externally there is a private driveway with detached garage and a well tended garden rear garden. An early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Tiled flooring extending into kitchen & utility room. Understairs storage cupboard.

LOUNGE 14'8" x 11'1"

Attractive horse shoe style cast iron open fireplace with painted wooden surround. Large picture style window. Quality Laminate flooring.



MODERN KITCHEN/ CASUAL DINING 12'4" x 12'2"

Equipped with a comprehensive range of high and low level modern fitted units with contrasting work surfaces. Inlaid single drainer sink unit with swan neck mixer tap. Integrated oven with four ring electric hob and overhead extractor fan housed in stainless steel canopy. Plumbed for dishwasher and housing for free standing fridge/freezer. Part tiled walls in metro style brick. Larder style storage cupboard.

UTILITY ROOM 8'11" x 5'4"

Low level range of modern units. Single bowl stainless steel sink unit. Plumbed for washing machine. External door to garden.

FURNISHED CLOAKROOM

Comprising button flush WC. Wall mounted ceramic hand wash basin with splashback tiling.



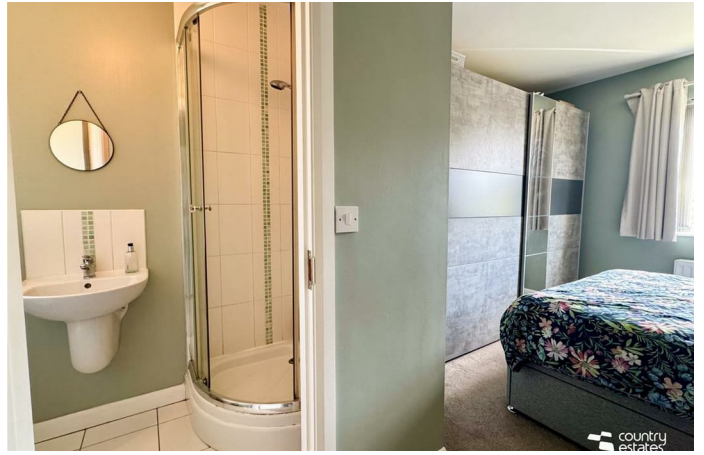
FIRST FLOOR

BEDROOM 1 14'4" x 10'2"

(At widest point).

EN SUITE SHOWER ROOM

White suite comprising low flush w.c, semi pedestal wash hand basin with splashback tiling and monobloc tap and quarter rounded shower enclosure with thermostatically controlled shower. Tiled flooring.



BEDROOM 2 10'4" x 8'4"

Far reaching Countryside views.

BEDROOM 3 9'9" x 9'4"

Wood effect laminate flooring. Far reaching Countryside views



MODERN FOUR PIECE FAMILY BATHROOM

Comprising low flush w.c, semi pedestal hand wash basin with splashback tiling and monobloc tap. Bath with tiled surround and quarter rounded shower enclosure with thermostatically controlled shower.

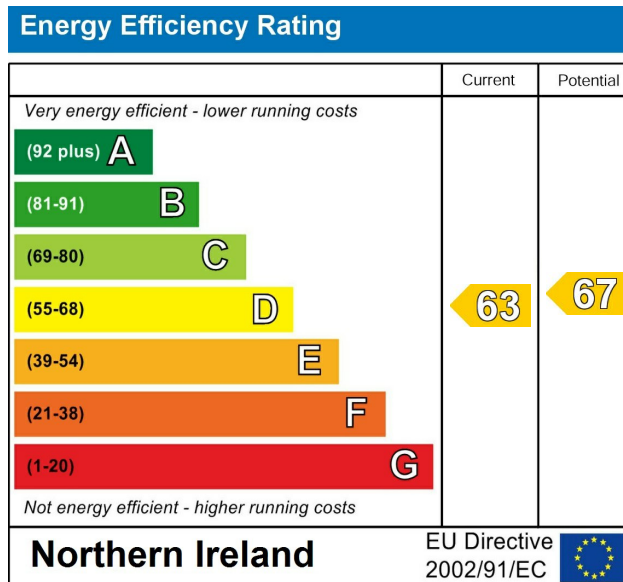


OUTSIDE

Fully enclosed rear garden laid to lawn. Spacious driveway to front and rear of property. Front garden laid to lawn.

DETACHED GARAGE 19'8" x 11'4"

Electrics fitted. PVC Double glazed doors leading to garden.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

 **The Mortgage Shop**
 You Talk. We Listen.
 T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme