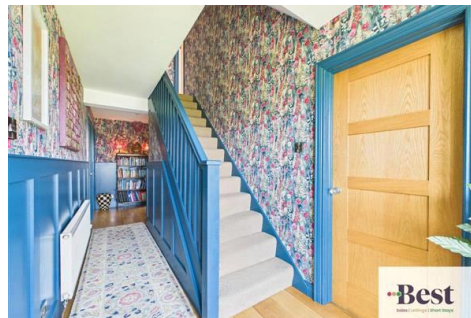




INVERBEG COURT, LARNE OFFERS OVER £227,500

Now this is just a special one - from the minute you walk in the door it just feels like a safe haven. Deceptively spacious with FOUR bedrooms and TWO receptions, cottage gardens and a surprising sea view from the front patio. Add a detached garage with an upper floor - must be viewed to appreciate

Semi detached Chalet Bungalow
Beautifully presented throughout and very adaptable accommodation
Lounge
Family room
Modern Kitchen Dining
Ground floor bathroom
Ground floor bedroom
Three further bedrooms on first floor
Detached Garage with an upper storage area
Driveway with ample parking
Fabulous gardens to front and rear
Raised patio seating to front giving sea views
Easy access to schools, shops and town centre
Quiet cul de sac location
Early viewing highly recommended

Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Mains

Ground Floor

Entrance hall

A beautifully decorated entrance giving the wow factor as you step inside.
White PVC door with glass panelling.
Oak hardwood flooring
Storage cupboard and feature staircase leading to first floor

Lounge

great size room with a feature cast iron stove.
Oak hardwood flooring.

Family Room

Whitewood flooring. Very well proportioned second reception.

Kitchen/Dining

Beautiful central space. Excellent range of high and low level white gloss units and matching work tops and centre island.
Range cooker gas hob and electric under oven
Built in Larder storage
Excellent space for dining
Oak hardwood flooring
Door to rear garden

Bedroom 1

Adaptable ground floor accommodation - currently used as bedroom.
Double built in storage

Bathroom

white suite comprising low flush WC, pedestal wash hand basin, panelled bath with centre taps, Separate shower cubicle with Electric shower. Tiled walls. Chrome towel rad.

FIRST FLOOR:

Bedroom 2

Large room. Laminate wood flooring - currently art room

Bedroom 3

Good size room
Laminate wood flooring

Bedroom 4

Built in wardrobe storage.
Laminate wood flooring

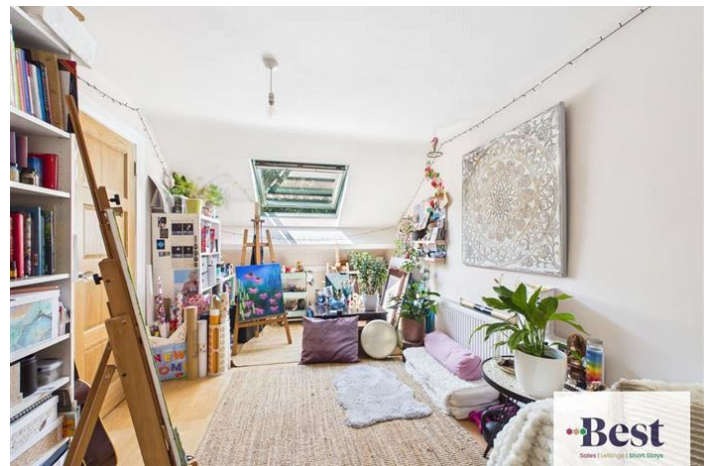
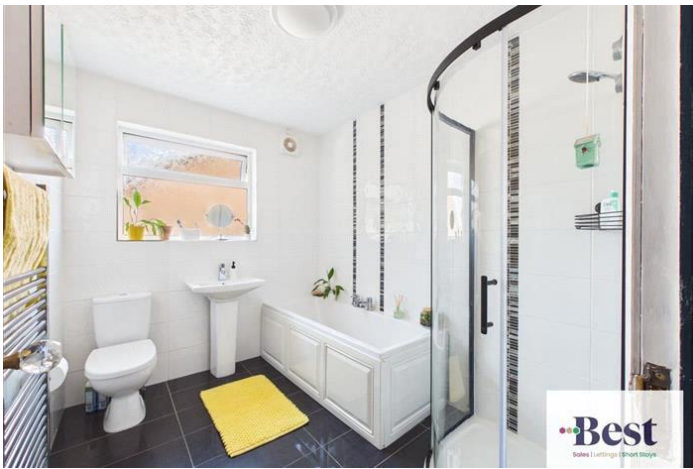
Outside

Gardeners paradise.
The time and effort put into the gardens at this property is a total credit to the current owners.
They have created something for everyone - a tranquil space to relax, enjoy quiet time or equally dine and entertain.
The front area has been developed into a raised sun trap patio. Mature shrubs and trees provide privacy and sitting out here there is unexpected views across the Irish sea.
The rear is fully enclosed.
A feature patio is accessed from the kitchen making it an ideal space to BBQ and enjoy outdoor time. An arch leads through to a raised stone area with bedded areas, plants and shrubs.
Mature boundaries create another private space.

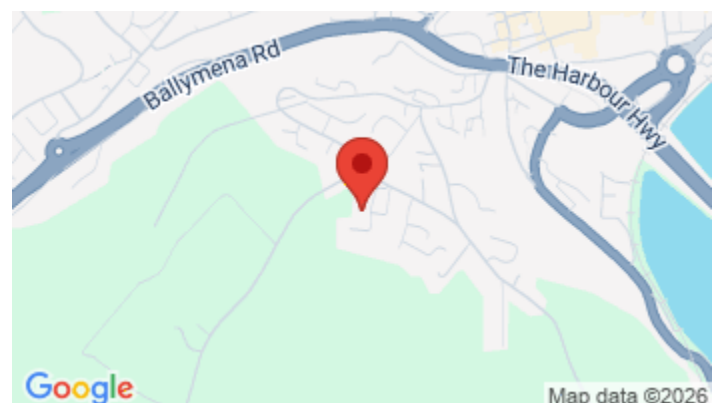
Garage

Detached garage with light and power , plumbed for utilities and with an additional first floor storage space. Up and over garage door.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.