



FOR SALE

22 The Highways

Larne, BT40 2FW

Offers over £169,950



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Nest Estate Agents are delighted to bring to the market this stunning three bedroom semi-detached property in the ever popular Highways Development, situated in the heart of Larne. This property has been finished to a high standard and will appeal to a range of buyers looking for a recently constructed property offering a turnkey finish. This property is conveniently located off the A8 dual carriageway, offering ease of access to Belfast and surrounding towns.

The contemporary interior offers a family lounge, downstairs w/c, modern kitchen with integrated appliances and informal dining, uPVC doors leading to the rear garden, three spacious bedrooms (master with en-suite), family bathroom suite, private driveway with off road parking and fully enclosed rear garden. The property boasts a gas fired central heating system and double glazed windows throughout.

Contact Nest today to arrange a viewing on 028 9343 8090

## HALLWAY

4'11" x 17'1" (1.50m x 5.21m)

uPVC external door with glazed panels. Outside light. Ceramic tiled flooring.

## TOILET

6'3" x 2'10" (1.91m x 0.86m)

Low flush w/c. Half pedestal wall mounted sink with chrome mixer taps.

## KITCHEN

17'11" x 10'10" (5.46m x 3.30m)

Range of high and low level units with contrasting

formica worktops and matching upstand. Stainless steel sink unit with mixer tap. Integrated oven and four ring gas hob with overhead stainless steel extractor fan. Glazed Splashback. Integrated boiler unit. Integrated fridge freezer. Integrated dishwasher. Recessed spotlights. uPVC french doors leading to garden.

## STORAGE

5'6" x 2'10" (1.68m x 0.86m)

Space for appliances. Light and power sockets.

## LIVING ROOM

12'8" x 10'6" (3.86m x 3.20m)

## BEDROOM 1

13'7" x 10'7" (4.14m x 3.23m)

## EN-SUITE

4'1" x 9' (1.24m x 2.74m)

Low flush w/c. Thermostatic chrome shower. Fully tiled shower enclosure with matching splashback. Half pedestal wall mounted sink with chrome mixer tap. Chrome towel radiator

## BEDROOM 2

10'10" x 9'4" (3.30m x 2.84m)

## BEDROOM 3

10'10" x 8'3" (3.30m x 2.51m)

## LANDING

11'9" x 6'1" (3.58m x 1.85m)

## BATHROOM

7'9" x 5'10" (2.36m x 1.78m)

Panelled bath with chrome mixer taps and handheld shower. Wall mounted towel radiator. Low flush w/c.

Tel: 02893438090

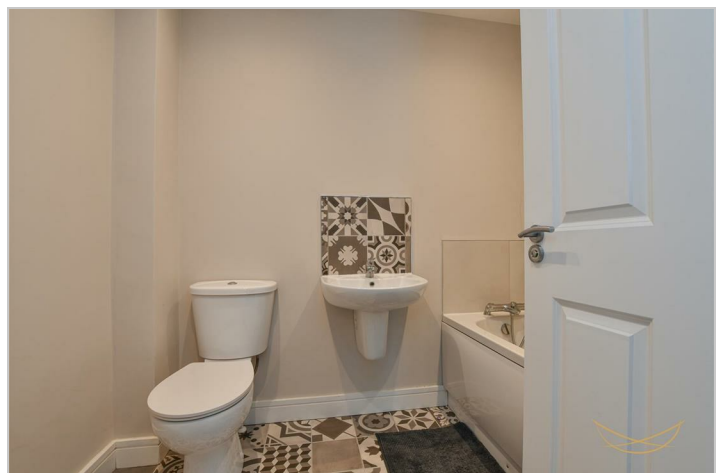
## OUTSIDE

7'9" x 5'10" (2.36m x 1.78m)

Private driveway finished in tarmac for 2+ cars. Front garden finished in lawn. Outside light. Wooden privacy fence with gate, fully enclosed rear garden with patio area and lawn.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property?  
Contact Nest Mortgages on 02893 438092.



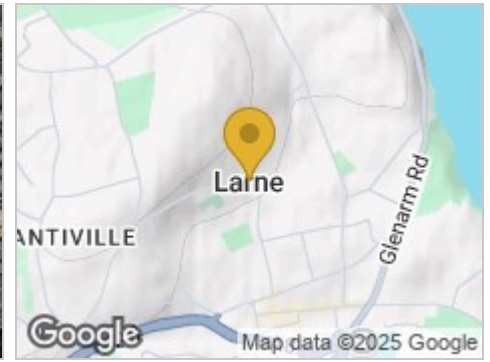
### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan

**22 The Highways, Larne**

Ground Floor

First Floor

### Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.