

## CRAIGSTOWN MEADOW, MAGHERAMORNE, LARNE

**OIRO £159,950**

Absolutely great house in Craigstown Meadow recently refreshed throughout. Very deceptive in space and layout. Must be viewed.

Very well presented Semi Detached  
Lounge  
Modern white gloss kitchen  
Open plan dining with patio doors  
Three good bedrooms  
Bathroom with separate bath and shower  
Good size enclosed rear garden  
Cul de sac location  
Rural yet easily accessible to Larne, Ballycarry, Carrickfergus and beyond

#### **Entrance hall**

Welcoming fresh bright hall with gloss tiled flooring.

#### **Living room**

w: 4.17m x l: 4.16m (w: 13' 8" x l: 13' 8")

Great size room with double window outlook. Laminate wood flooring.

#### **Kitchen/diner**

w: 3.17m x l: 6.03m (w: 10' 5" x l: 19' 9")

Excellent range of high and low level white gloss units.

Sink with mixer taps. Four ring glass hob and eye level electric oven.

White gloss tiled flooring.

Dining area with patio doors to rear garden with the white gloss tiled flooring flowing from the kitchen to dining.

#### **Bedroom 1**

w: 3.51m x l: 2.9m (w: 11' 6" x l: 9' 6")

Beautiful bright front room.

#### **Bedroom 2**

w: 3.36m x l: 3.24m (w: 11' x l: 10' 8")

Super great sized bedroom overlooking the rear garden.

#### **Bedroom 3**

w: 2.45m x l: 2.11m (w: 8' x l: 6' 11")

Beautiful bright third bedroom.

#### **Bathroom**

w: 2.68m x l: 2.14m (w: 8' 10" x l: 7' )

White suite comprising low flush WC. Pedestal wash hand basin. Feature bath with separate electric shower.

Tiled flooring, walls and recessed lighting.

#### **Front Garden**

Stoned front garden

#### **Rear Garden**

Large fully enclosed garden with lawn.

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.

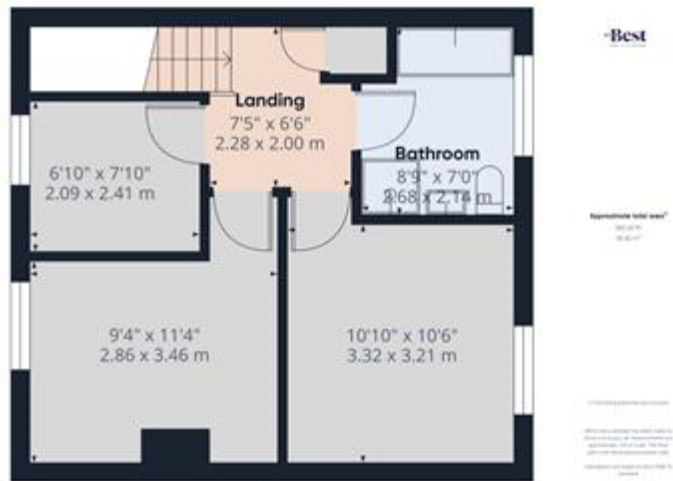








Floor 4



Floor 3



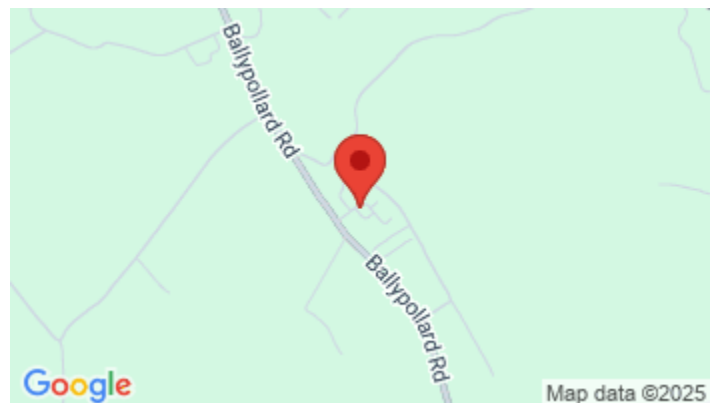
Floor 2



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	<b>70</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.