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# ARGYLL VIEW, LARNE OIRO £129,950

Well maintained semi detached property in this popular residential area. Good gardens to front and rear with ample parking, plus easy access to bus route, schools and shops. Semi Detached Generous lounge / dining Kitchen Three Bedrooms Modern shower room White PVC Oil heating Great gardens Excellent location close to all local amenities Early viewing recommended

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

### **Entrance hall**

Laminate wood flooring

#### Lounge/diner

w: 7.66m x I: 3.04m (w: 25' 2" x I: 10' ) Excellent size space with ample living and dining room. Fireplace with open fire, brick surround and hearth. Laminate wood flooring throughout.

# Kitchen

Good range of high and low level white units and laminate work surfaces. Four ring hob and electric under oven. Space for appliances. Tiled splash backs. Door to rear garden

# FIRST FLOOR:

# Bedroom 1

w: 4.05m x l: 2.89m (w: 13' 3" x l: 9' 6") Great size room - wood strip flooring

#### Bedroom 2

w: 2.98m x l: 2.93m (w: 9' 9" x l: 9' 7") wood strip flooring

# Bedroom 3

w: 3.05m x l: 2.55m (w: 10' x l: 8' 4") wood strip flooring

#### Bathroom

Modern fitted wetroom Comprising low flush WC, vanity unit with sink, electric shower with disability access.

#### Outside

Fabulous garden space to front and back

Front garden laid in lawn with lengthy concrete driveway providing plenty of parking space

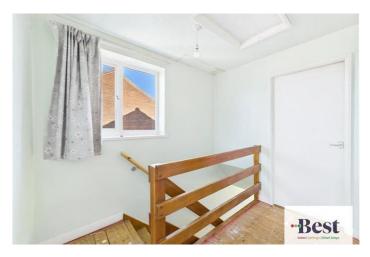
Rear garden - well maintained large lawn with deck and paved areas. Garden shed.

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.





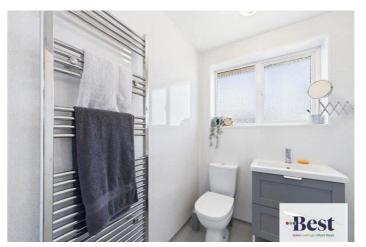


















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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

EU Directive 2002/91/EC