

02828580400

enquiries@bestletsandsalesni.com









BAY ROAD MANOR, LARNE OIRO £149,950

Excellent modern semi in a fabulous location just minutes from Larne promenade, leisure centre and Larne harbour. Easy access to the A8 and train station. Close to school, shop and parks.

Well presented semi detached Lounge Generous Kitchen / dining Patio doors to rear garden Downstairs WC Three Good bedrooms Modern Bathroom PVC double glazing Gas heating Priced to sell

Entrance hall

Tiled flooring

Lounge

w: 5.15m x l: 3.49m (w: 16' 11" x l: 11' 5")

Lovely room with a Bay Window. Feature fireplace with wooden surround, black cast iron inset and tiled hearth

Kitchen/diner

w: 4.55m x l: 3.55m (w: 14' 11" x l: 11' 8")

Excellent range of high and low level units with laminate work surfaces. Four ring hob, built in under oven and extractor fan. Space for appliances. Dining area with ample space for table and patio doors to rear garden. Tiled flooring

WC.

Downstairs WC with low flush WC and pedestal wash hand basin. Tiled flooring.

FIRST FLOOR:

Landing. Storage cupboard. Access to attic.

Bedroom 1

w: 3.54m x I: 2.55m (w: 11' 7" x I: 8' 4")

Bedroom 2

w: 3.49m x l: 2.38m (w: 11' 5" x l: 7' 10")

Bedroom 3

w: 2.53m x l: 2.06m (w: 8' 4" x l: 6' 9")

Bathroom

White suite comprising low flush WC, pedestal wash hand basin and panelled bath. Shower head over bath. Part tiled walls and splash back

Outside

Attractive front pave and railings.

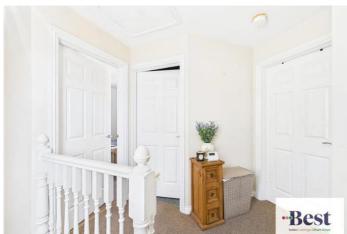
Good Driveway

Enclosed rear sun trap garden laid in Lawn with paved sections.

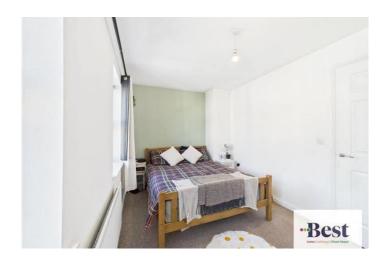
PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct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











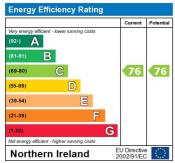












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

