



## BAY ROAD MANOR, LARNE

### OIRO £149,950

**SSTC**

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 l: 2.55m (w: 11' 7" x l: 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.







