



KILN COURT, LARNE

OIRO £145,000

Another great listing in a popular location. Three Bed Mid Terrace in Kiln Court with an ensuite and downstairs WC. Very attractive first time buyer property which has been well maintained throughout.

Well presented Mid Terrace
Spacious Lounge
Open plan Kitchen / Dining with French doors
Downstairs WC
Three good size bedrooms
Master ensuite
Family bathroom with separate shower
Driveway parking to front
Attractive enclosed rear garden
Gas heating
Excellent location close to schools and walking distance to Town Centre
Priced to sell.

Parking options: Driveway
Garden details: Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains

Entrance hall

Welcoming entrance hall with tiled flooring

Living room

w: 4.18m x l: 4.56m (w: 13' 9" x l: 15')

Very spacious and bright family lounge. Finished with wood-effect flooring and centred around a feature fireplace. Double doors offer direct access to the kitchen and open-plan dining area. Staircase leading to the first floor.

Kitchen

w: 4.83m x l: 3.29m (w: 15' 10" x l: 10' 10")

Generous open plan kitchen and dining area with an excellent range of high and low level units, stainless steel gas hob, built in under oven and extractor, and space for free-standing appliances. Tiled flooring throughout, with French doors opening out to the private rear garden, allowing plenty of natural light and a great flow for entertaining or family use.

WC

w: 1m x l: 2.46m (w: 3' 3" x l: 8' 1")

Ground floor WC with white two-piece suite, tiled splashback and flooring with modern finish.

FIRST FLOOR:

Landing

w: 2m x l: 3.7m (w: 6' 7" x l: 12' 2")

Bright first floor landing with loft access and storage

Bedroom 1

w: 2.69m x l: 3.68m (w: 8' 10" x l: 12' 1")

Large bright master bedroom with dual windows . Wood-effect flooring.

En-suite

w: 2m x l: 1.77m (w: 6' 7" x l: 5' 10")

Bedroom 2

w: 2.39m x l: 3.68m (w: 7' 10" x l: 12' 1")

Well proportioned double bedroom

Bedroom 3

w: 2.32m x l: 2.56m (w: 7' 7" x l: 8' 5")

Good sized third bedroom. Wood effect flooring

Bathroom

w: 2m x l: 2.6m (w: 6' 7" x l: 8' 6")

Bright and modern family bathroom with white four-piece suite comprising bath, corner shower enclosure, pedestal sink, and WC. Mosaic tile effect flooring and a feature tiled wall

Outside

Fully enclosed rear garden with patio area ideal for outdoor seating and dining. Finished in low-maintenance decorative stone. Rear access via French doors from the kitchen.

The front of the property offers a private driveway with parking.

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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476 sq ft
44.2 sq m
Bedroom: 11.8 sq ft
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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.